



# Weekly Permit Bulletin

## September 21, 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](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

### RE-NOTICE OF APPLICATION

**Project Name:** [Frausto Short Plat](#)

**Location:** 4138 164<sup>th</sup> Avenue SE

**Neighborhood Area:** Eastgate

**File Number:** 21-109516-LN

**Description:** Re-notice of a proposed short plat subdivision of an approximately 0.69-acre (30,196.49 square foot) lot in the R-3.5 zoning district into three lots. Lot 1 is proposed to be approximately 10,195.47 sf in size, Lot 2 is proposed to be approximately 10,000.93 sf in size, and Lot 3 is proposed to be approximately 10,000.19 sf in size.

**Approvals Required:** Preliminary Short Plat approval

**SEPA:** Exempt

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

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

**Completeness Date:** August 16, 2021

**Applicant:** Joe Frausto

**Applicant Contact:** Shialesh Tatu, 206-900-4899, [shailesh\\_tatu@hotmail.com](mailto:shailesh_tatu@hotmail.com)

**City Planner Contact:** Miranda Riordan, 425-452-6880, [MRiordan@Bellevuewa.gov](mailto:MRiordan@Bellevuewa.gov)

## NOTICE OF APPLICATION

**Project Name:** [Burke Meske Retaining Walls](#)

**Location:** 4522 151<sup>st</sup> Avenue SE

**Neighborhood Area:** Eastgate

**File Number:** 23-117250-LO

**Description:** Application for a Critical Areas Land Use permit approval to construct a retaining wall affecting 210 square feet of area on the south property line located in a steep slope critical area buffer and Type F stream buffer.

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

**Date of Application:** August 3, 2023

**Completeness Date:** September 15, 2023

**Applicant Contact:** John Stoeck, Regeneration Design LLC, 206-390-0287, [John@regenerationdesign.com](mailto:John@regenerationdesign.com)

**City Planner Contact:** Genesis Hill, 425-452-6112, [GLHill@bellevuewa.gov](mailto:GLHill@bellevuewa.gov)

## NOTICE OF APPLICATION

**Project Name:** [Spring District Catalyst Project Development Agreement Amendment and Conformance Land Use Code Amendment](#)

**Location:** Spring District, BelRed Subarea

**Neighborhood Area:** BelRed

**File Number:** 23-118198-AD

**Description:** The proposal would amend the 2009 Development Agreement (DA) for the Spring District Catalyst Project and adopt conformance Land Use Code Amendments (LUCA) to ensure compliance with RCW 36.70B.170(1). The DA amendment would extend vesting for development of the Spring District by ten (10) years, increase the fee-in-lieu payments for Tier 1 amenities, and allow the City to dedicate the fee-in-lieu payments to support the development of affordable housing (or, potentially, support the development of affordable or local commercial development).

The purpose of the LUCA is to track the amendments to the Development Agreement in the appropriate sections of Part 20.25D LUC.

**Approvals Required:** Adoption of ordinance by the City Council for the DA Amendment, and adoption of ordinance by the City Council for LUCA.

**Decision:** The DA amendment is a contract negotiation between the City and the property owner/developer for the Spring District. The LUCA is a Process IV City Council land use decision.

**SEPA:** Determination of Non-Significance (DNS) is anticipated, and the SEPA checklist is included with this Notice.

**Minimum Comment Period Ends:** Public comment on both the proposed DA amendment and the LUCA may be submitted up until the date the City Council takes final action on the proposal. In addition, the City Council will hold public hearings on both the DA amendment and the LUCA. If a DNS is issued, then the public comment period under the State Environmental Policy Act, chapter 43.21C RCW, is fourteen (14) days after issuance of the DNS.

**Public Hearing:** Public hearings for both the proposed Development Agreement amendment and the proposed LUCA will be scheduled and noticed before the Bellevue City Council at a later date.

**Date of Application:** September 8, 2023

**Completeness Date:** September 8, 2023

**Notice of Application Date:** September 21, 2023

**Applicant:** City of Bellevue

**City Planner Contact:** Nicholas Whipple, 425-452-4578, [NWhipple@bellevuewa.gov](mailto:NWhipple@bellevuewa.gov)

## NOTICE OF APPLICATION

**Project Name:** [9201 Shoreland Place](#)

**Location:** 9201 Shoreland Place, Bellevue, WA 98004

**Neighborhood Area:** West Bellevue

**File Number:** 23-117673-LO

**Description:** Application of a Critical Areas Land Use Permit to demolish the existing single-family residence and construct a new five-level, approximately 5,743 sf single family residence including a two-story basement, two-story living area, and single level garage. The proposal will impact a critical areas steep slope which requires Land Use approval. The proposal is supported by a geotechnical report.

**Approvals Required:** Critical Areas Land Use Permit approval and ancillary permits and approvals.

**SEPA:** Exempt

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

**Date of Application:** August 16, 2023

**Completeness Date:** September 5, 2023

**Applicant Contact:** Yu Wang, PM Architecture, 206-353-5968, [yuwang.pma@comcast.net](mailto:yuwang.pma@comcast.net)

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

## Notices of Recommendation and Public Hearing

### NOTICE OF RECOMMENDATION AND PUBLIC HEARING

**Project Name:** [BASIS Bellevue Junior & Senior School](#)

**Location:** 15749 NE 4<sup>th</sup> Street

**Neighborhood Area:** Crossroads

**File Number:** 21-118685-LB

**Description:** Land Use Review of a Conditional Use Permit for the Basis of Bellevue school to acquire an existing school use, increase the student population from 475 to 500 students and to add high school age students to the existing kindergarten through 8th grade school.

**Decision:** Approval with Conditions

**Concurrency Determination:** Certificate of Concurrency Issued.

**SEPA:** Determination of Non-Significance (DNS)

**SEPA Appeal:** Any appeal of this SEPA Threshold Determination must wait until final action is taken on this proposal by the Hearing Examiner. Following final action by the examiner an appeal for the SEPA threshold determination may be filed together with an appeal of the underlying action by petition to the Superior Court (LUC 20.35.070).

**Public Hearing:** October 26, 2023, 6 PM; Bellevue City Hall; 450 110th Ave NE, Bellevue, WA

**Hearing Info:** The public hearing will be conducted in a hybrid manner with both in-person and virtual attendance options. The public may participate in the hearing by providing oral comments in person at Bellevue City Hall, Council Chambers, connecting virtually via Zoom, or by submitting written comments. Click the following link to sign-up to provide oral testimony at the public hearing: <https://bellevuewa.gov/hearing-examiner-public-hearing>. Sign-up closes at 3:00 p.m. on Thursday, October 26, 2023. Written comments can be submitted via email to [hearingexaminer@bellevuewa.gov](mailto:hearingexaminer@bellevuewa.gov) and must be received by 3:00 p.m. on Thursday, October 26, 2023.

**Zoom Details:** To join the public hearing using a computer or tablet, click the following link: <https://cityofbellevue.zoom.us/j/82078542560> Passcode: 339031. From a mobile phone or land line, call 253-215-8782, Webinar ID: 82078542560, Passcode: 339031.

**Date of Application:** August 30, 2021

**Completeness Date:** September 13, 2021

**Notice of Application Date:** September 23, 2021

**Applicant Contact:** Jeremy Theodore, Inhabit Design, 206-552-4744, [jjt@inhabitdsgn.com](mailto:jjt@inhabitdsgn.com)

**City Planner Contact:** Kimo Burden, 425-452-5242, [CBurden@bellevuewa.gov](mailto:CBurden@bellevuewa.gov)

## Notices of Threshold Determination

### NOTICE OF THRESHOLD DETERMINATION

**Project Name:** [Samena Club Pool Deck Replacement](#)

**Location:** 15231 Lake Hills Boulevard, Bellevue, WA 98007

**Neighborhood Area:** Lake Hills

**File Number:** 23-109523-GD

**Description:** Clearing & Grading approval to replace an existing concrete pool deck in-kind with a new pool deck trench drain system to the existing site and building storm drainage system within the 100-yr floodplain and the Shoreline of Lower Kelsey Creek. The project proposal will maintain existing drainage and discharge locations and will not result in new permanent impacts nor increase the Base Flood Elevation. The project is associated with Shoreline Exemption, 23-115123-WD.

**Decision:** Approval

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

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

**Date of Application:** May 10, 2023

**Completeness Date:** August 16, 2023

**Notice of Application Date:** August 24, 2023

**Applicant Contact:** Melody Leung, Stemper Architecture Collaborative, 206-624-2777, [melody@stemperac.com](mailto:melody@stemperac.com)

**City Planner Contact:** Jordan Borst, 425-452-6997, [JBorst@bellevuewa.gov](mailto:JBorst@bellevuewa.gov)

## NOTICE OF THRESHOLD DETERMINATION

**Project Name:** [Samena Club Drainage Repairs](#)

**Location:** 15231 Lake Hills Boulevard, Bellevue, WA 98007

**Neighborhood Area:** Lake Hills

**File Number:** 23-109606-GD

**Description:** Clearing & Grading permit approval to repair and upgrade existing site and building drainage improvements to alleviate flooding of the site within the 100-yr floodplain, a Category I Wetland buffer, and the Shoreline of Lower Kelsey Creek. All stormwater will maintain existing drainage patterns and discharge locations, which will result in no new permanent impacts, nor an increase in the Base Flood Elevation. This project is associated with Shoreline Exemption 23-115116-WD and Land Use Exemption, 23-115133 LJ.

**Decision:** Approval

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

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

**Date of Application:** May 10, 2023

**Completeness Date:** August 16, 2023

**Notice of Application Date:** August 24, 2023

**Applicant Contact:** Melody Leung, Stemper Architecture Collaborative, 206-624-2777, [melody@stemperac.com](mailto:melody@stemperac.com)

**City Planner Contact:** Jordan Borst, 425-452-6997, [JBorst@bellevuewa.gov](mailto:JBorst@bellevuewa.gov)

## Notices of Decision

### NOTICE OF DECISION

**Project Name:** [112<sup>th</sup> and Main \(Belle Vista\)](#)

**Location:** 100 112<sup>th</sup> Avenue NE

**Neighborhood Area:** Downtown

**File Number:** 21-122609-LP & 21-132031-LD

**Description:** Master Development Plan approval of a four-tower office development built in two construction phases. Design Review approval for two construction phases of development (Phase 1 and Phase 2). Project is located within the Downtown-OLB-South Land Use District.



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

**Date of Application:** October 25, 2021 (LP) & November 12, 2021 (LD)

**Completeness Date:** November 22, 2021

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

**Applicant:** Jon O'Hare

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

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

## NOTICE OF DECISION

**Project Name:** [Lochleven Townhomes](#)

**Location:** 417 99th Ave NE

**Neighborhood Area:** Northwest Bellevue

**File Number:** 21-134239-LD

**Description:** Approval of a Design Review application to construct two separate townhome buildings consisting of seven units, located on a 0.358 Acre site.

**Decision:** Approval with Conditions

**SEPA:** Exempt

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

**Date of Application:** December 16, 2021

**Completeness Date:** December 22, 2021

**Applicant Contact:** Naoko Yamagishi, Freiheit Architecture, 425-827-2100, [nyamagishi@freiheitarch.com](mailto:nyamagishi@freiheitarch.com)

**City Planner Contact:** Kimo Burden, 425-452-5242, [CBurden@bellevuewa.gov](mailto:CBurden@bellevuewa.gov)

## NOTICE OF DECISION

**Project Name:** [Evans Residence](#)

**Location:** 845 97<sup>th</sup> Avenue SE

**Neighborhood Area:** West Bellevue

**File Number:** 23-102840-LO

**Description:** Critical Areas Land Use permit approval to install a structural wall in the backyard of the project parcel, where a landslide occurred in January 2022. Drainage improvements will be installed down the slope to collect surface water, which will be discharged with a dispersion trench located on the neighboring parcel to the south located at 853 97<sup>th</sup> Avenue SE.

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

**Date of Application:** February 9, 2023

**Completeness Date:** March 10, 2023

**Notice of Application Date:** April 6, 2023

**Applicant Contact:** Bennett Lanners, CG Engineering, 425-778-8500, [bennett@cgengineering.com](mailto:bennett@cgengineering.com)

**City Planner Contact:** Drew Folsom, 425-452-4441, [DFolsom@bellevuewa.gov](mailto:DFolsom@bellevuewa.gov)

## NOTICE OF DECISION

**Project Name:** [Taggart Residence](#)

**Location:** 853 97<sup>th</sup> Avenue SE

**Neighborhood Area:** West Bellevue

**File Number:** 23-102879-LO

**Description:** Critical Areas Land Use Permit approval to install a structural wall in the backyard where a landslide occurred in January 2022. A drainage system will be provided to route collected surface water runoff from the property to the north located at 845 97<sup>th</sup> Avenue SE to a dispersion trench located at the southwest corner of the property.

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

**Date of Application:** February 10, 2023

**Completeness Date:** March 10, 2023

**Notice of Application Date:** April 6, 2023

**Applicant Contact:** Bennett Lanners, CG Engineering, 425-778-8500, [bennett@cengineering.com](mailto:bennett@cengineering.com)

**City Planner Contact:** Drew Folsom, 425-452-4441, [DFolsom@bellevuewa.gov](mailto:DFolsom@bellevuewa.gov)

## NOTICE OF DECISION

**Project Name:** [Saighar 3039 Bellevue Way](#)

**Location:** 3039 Bellevue Way NE

**Neighborhood Area:** Northwest Bellevue

**File Number:** 23-110705-LO

**Description:** Critical Areas Land Use Permit approval to demolish an existing single-family house and construct a new house, walkway, patios, and driveway. Site contains steep slope critical areas and a stream buffer. The applicant proposes to reduce the 50-foot top-of-slope buffer to allow the proposed improvements.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

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

**Date of Application:** June 1, 2023

**Completeness Date:** June 8, 2023

**Notice of Application Date:** June 22, 2023

**Applicant Contact:** Sindiri Sai Bharat, Saighar Homes, 425-785-5210, [sindiri@saighar.com](mailto:sindiri@saighar.com)

**City Planner Contact:** Andy Andreotti, 425-452-6857, [aandreotti@bellevuewa.gov](mailto:aandreotti@bellevuewa.gov)