



Weekly Permit Bulletin

January 11, 2024

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
- 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: [Crest Holdings](#)

Location: 919 109th Avenue NE

Neighborhood Area: Downtown

File Number: 23-127651-LP

Description: Master Development Plan (MDP) application for a two phase development: Phase One will consist of a new eight (8)-story mixed-use, multi-family building and associated site improvements on the existing Pacific Regent parking lot along NE 10th Street. Phase Two will consist of a new 22-story mixed-use, multi-family building and associated site improvements on adjoining lots along 109th Avenue to the east. The existing Pacific Regent Tower building will remain.

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: January 25, 2024, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: TBD

Date of Application: December 4, 2023

Completeness Date: December 28, 2023

Applicant Contact: Amanda Keating, Weber Thompson, 206-344-5700 extension 277, akeating@weberthompson.com

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

Notices of Threshold Determination

NOTICE OF THRESHOLD DETERMINATION

Project Name: [DF Snagging](#)

Location: 4270 132nd Ave NE

Neighborhood Area: Bridle Trails

File Number: 23-126522-GJ

Description: Request to remove one (1) Douglas Fir tree and replant with two (2) Western red cedars within a critical area steep slope. Removal is supported by an arborist report.

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: January 25, 2024, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: November 20, 2023

Completeness Date: December 1, 2023

Notice of Application Date: December 7, 2023

Applicant Contact: Trent Kreeck, Northwest Arboriculture LLC, 425-471-2357, trent.kreeck@nwarbor.com

City Planner Contact: Miranda Riordan, 425-452-6880, MRiordan@Bellevuewa.gov

Notices of Decisions

NOTICE OF DECISION

Project Name: [Boyd Residence](#)

Location: 45 Orcas Key

Neighborhood Area: Factoria

File Number: 22-130219-LO

Description: Critical Areas Land Use Permit approval to modify a Type-F stream buffer to reduce an existing concrete patio from 672 square feet to 568 square feet (104 square foot reduction) and

construct a 383 square-foot covered patio addition over the existing concrete patio. The proposal is supported by a Critical Areas Report and includes 453 square feet of native mitigation planting.

Decision: Approval with Conditions

SEPA: Exempt

Appeal Period Ends: January 25, 2024, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: December 16, 2022

Completeness Date: December 19, 2022

Notice of Application Date: January 5, 2023

Applicant: Jon Gentry, goCstudio, 206-265-2754, info@goCstudio.com

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