



Weekly Permit Bulletin

December 12, 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.

Notice of Application

NOTICE OF APPLICATION

Project Name: [SEPA Categorical Exemptions and Environmental Procedures Code Amendments](#)

Location: City-Wide

Neighborhood Area: City-Wide

File Number: 24-123265-AB

Description: Three proposed amendments to the City's Environmental Procedures Code, Chapter 22.02 of the Bellevue City Code (BCC).

The first amendment proposes to raise the local flexible exemption threshold for mixed-use projects under the State Environmental Policy Act (SEPA) to streamline the review process for qualifying developments. Specifically, the exemption threshold for mixed-use projects is proposed to be raised to the maximum allowed under WAC 197-11-800(1)(d) for the respective multifamily or commercial components of the mixed-use project. Per the procedural requirements of SEPA, the City shall issue a minimum 60-day notice and opportunity to comment to affected agencies, tribes, and the public prior to adoption of the increased thresholds.

The second amendment proposes to adopt, pursuant to the authority provided by RCW 35A.21.440, a categorical exemption from SEPA for the redevelopment of existing buildings into residential uses meeting the requirements of the Existing Building Redevelopment Land Use Code Amendment (LUCA); notice of the underlying LUCA was published in the October 10, 2024 Weekly Permit Bulletin.

The third amendment will fix a gap in the Code related to the appeal process for threshold determinations issued under SEPA and associated with non-project City Council actions. This procedural amendment will merge the threshold determination for a non-project City Council action with the underlying Council action and provide consistency within the Code for the threshold determination appeal process associated with non-project City Council actions.

SEPA: Exempt

Minimum Comment Period: The comment period begins on December 12, 2024, at 5:00 PM and lasts Sixty-one (61) days, ending on February 10, 2025, at 5:00 pm. Comments continue to be accepted until the City issues a decision or recommendation on the application. Refer to page one for information on how to comment on a project.

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

Notice of Application and Public Meeting

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: [Broadstone 200](#)

Location: 200 112th Avenue NE

Neighborhood Area: Downtown

File Number: 24-126003-LD

Description: Design Review application to demolish an existing office building and construct two (2) multi-family connecting residential towers at eight- & nine-stories, comprising of 304 market-rate residential units, 304-subsurface parking stalls, and amenities, including, an indoor gym, clubroom, and outdoor plaza and rooftop spaces.

Approvals Required: Design Review approval, Concurrency Review 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: Beginning on 12/12/2024, lasting Fourteen (14) days, and ending on 12/26/2024, 5 PM. Comments continue to be accepted until the City issues a decision or recommendation on the application. Refer to page one for information on how to comment on a project.

Public Meeting: January 15, 2025, 6 PM; MS Teams Virtual Meeting. Join on your computer, mobile app or room device.

Meeting Info: [Join the meeting now](#)

Meeting ID: 216 023 057 239

Passcode: cz9L23cu

Dial in by phone: 206-452-7011

Phone conference ID: 659 331 326#

Date of Application: October 31, 2024

Completeness Date: November 25, 2024

Applicant Contact: Jon O'Hare, PCNW, 425-305-9541, jon@permittingcnw.com

City Planner Contact: Jordan Borst, 425-452-6997, JBorst@bellevuewa.gov