



# Weekly Permit Bulletin

December 5, 2024

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Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue.

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## 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.

## Notice of Application

### NOTICE OF APPLICATION

**Project Name:** [Kehler Tree Removal](#)

**Location:** 13529 SE 57<sup>th</sup> Street

**Neighborhood Area:** Somerset

**File Number:** 24-113530 - GJ

**Description:** Land Use Review of an emergency tree removal operation that resulted in removal of a 34" DBH Bigleaf Maple. The tree was left as a habitat snag and will be replaced by a Western Red Cedar. The project is in a 50-foot top-of-slope buffer and a 25-foot type n stream buffer. The project is supported by an arborist assessment.

**Approvals Required:** Land Use approval.

**SEPA:** Determination of Non-Significance is expected. Refer to page three General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** Beginning on December 5, 2024, lasting fourteen (14) days, and ending on December 19, 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.

**Date of Application:** June 17, 2024

**Completeness Date:** November 22, 2024

**Applicant Contact:** Jeffery Warrick, Eastside Tree Works, 425-791-5547,  
[jeffw@eastsidetreeworks.com](mailto:jeffw@eastsidetreeworks.com)

**City Planner Contact:** Amanda Hunt, 425-229-6545, [AHunt@bellevuewa.gov](mailto:AHunt@bellevuewa.gov)

## NOTICE OF APPLICATION

**Project Name:** [Palanchuck Single Family Residence](#)

**Location:** 16127 SE 44<sup>th</sup> Way

**Neighborhood Area:** Eastgate

**File Number:** 24-122519-LO

**Description:** Land Use Proposal to demolish and rebuild a single family residence within 75-foot steep slope critical area setbacks.

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

**SEPA:** Exempt

**Minimum Comment Period Ends:** Beginning on December 5, 2024, lasting fourteen (14) days, and ending on December 19, 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.

**Date of Application:** September 18, 2024

**Completeness Date:** October 23, 2024

**Applicant:** Rex Humphrey, 253-279-4205, [rex@enggeologist.com](mailto:rex@enggeologist.com)

**City Planner Contact:** Sam Hunter, 425-452-4228, [SHunter@bellevuewa.gov](mailto:SHunter@bellevuewa.gov)

## NOTICE OF APPLICATION

**Project Name:** [Vowels Pier Reconfiguration](#)

**Location:** 708 Shoreland Drive SE

**Neighborhood Area:** West Bellevue

**File Number:** 24-124017-WG

**Description:** Shoreline substantial development permit review to reconfigure an existing 1,734 square feet pier and reduce it by 600 square feet to 1,134 square feet. Remove twenty (20) piles, sleeve twenty-eight (28) piles with HDPE pipe and fill with concrete. Remove the lowered 243.5 square foot platform. Add three (3) 6-inch epoxy coated steel piles, install a freestanding 233 square foot platform lift, and remove two (2) piers mounted PWC lifts. Replace the existing solid wood-plank decking (1,134 SF) with Titan grated decking. Existing boat lift to remain.

**Approvals Required:** Shoreline Substantial Development 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:** Beginning on December 5, 2024, lasting Thirty (30) days, and ending on January 6, 2025, 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.

**Date of Application:** October 17, 2024

**Completeness Date:** November 21, 2024

**Applicant Contact:** Gregory Ashley, Ashley Shoreline Design & Permitting, 425-591-3994, [greg@shoreline-permitting.com](mailto:greg@shoreline-permitting.com)

**City Planner Contact:** Sammie Kuriyama, 425-452-4107, [SKuriyama@bellevuewa.gov](mailto:SKuriyama@bellevuewa.gov)

## NOTICE OF APPLICATION

**Project Name:** [New Dock](#)

**Location:** 903 Shoreland Dr SE

**Neighborhood Area:** West Bellevue

**File Number:** 24-123210 - WG

**Description:** Shoreline Substantial Development Permit review of a new residential dock in Lake Washington. The dock will extend out 100-feet into the lake. The dock will include fourteen supporting piles, one dual jet ski lift, one boat lift, and one platform lift.

**Approvals Required:** Shoreline Substantial Development 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:** Beginning on December 5, 2024, lasting fourteen (30) days, and ending on January 6, 2025, 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.

**Date of Application:** October 1, 2024

**Completeness Date:** November 18, 2024

**Applicant Contact:** Kelsey Meyer, Elite Management Concierge, 253-569-0300, [info@elitemanagementconcierge.com](mailto:info@elitemanagementconcierge.com)

**City Planner Contact:** Amanda Hunt, 425-229-6545, [AHunt@bellevuewa.gov](mailto:AHunt@bellevuewa.gov)

# Notice of Application and Public Meeting

## RE-NOTICE OF APPLICATION AND PUBLIC MEETING

**Project Name:** [BASIS Bellevue – K-5 School](#)

**Address:** 15760 NE 4<sup>th</sup> Street

**Neighborhood Area:** Crossroads

**File Number:** 24-123165-LB

**Description:** This is a second public meeting to provide an opportunity for public comment due to the significant weather event and resulting power outages.

The project is for an Administrative Conditional Use Permit (CUP) for the demolition of the existing church and the construction of a new school with 30,172 gross floor area for grades K through 5 with 300 students. The proposal includes improvements such as parking reconfiguration, landscaping improvements, and frontage improvements. The new BASIS Bellevue – K-5 School operates separately from the BASIS Independent Bellevue – Grades 6-12 School located across 4<sup>th</sup> Street from the proposed project.

**The Approval Required:** Planned Unit Development, Process I, Quasi-Judicial Decision by Hearing Examiner

**SEPA:** Determination of Non-Significance is expected. Refer to page three General Information Regarding Use of Optional DNS Process

**Minimum Comment Period:** Beginning on December 5, 2024, lasting fourteen (14) days, and ending on December 19, 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:** December 11, 2024, 6 PM; MS Teams Virtual Meeting

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

**Microsoft Teams:** [Need help?](#)

**Meeting ID:** 276 811 468 963

**Passcode:** bB27Qo7P

**Dial in by phone:** [206-452-7011](tel:206-452-7011)

**Phone Conference ID:** 170 449 235#

**Completeness Date:** October 16, 2024

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

**City Planner Contact:** James Harris, 425-452-5278, [JAHarris@bellevuewa.gov](mailto:JAHarris@bellevuewa.gov)

# Notice of Decision

## NOTICE OF DECISION

**Project Name:** [Cascade Yard Master Development Plan and Critical Areas Land Use Permit](#)

**Location:** 3380 146<sup>th</sup> Place SE

**Neighborhood Area:** Eastgate

**File Number:** 21-109695-LP, 23-103495-LO

**Description:** Master Development Plan (MDP), Critical Areas Land Use Permit (CALUP) approval and SEPA Determination of Non-significance for a 2-phased development on an existing 15-acre site located within the Eastgate Transit Oriented Development (EG-TOD) district. Phase 1 will demolish two existing one (1)-story office buildings and existing site improvements to construct two, eight (8)-story multi-family mixed-use residential buildings, parking and ground-level retail/service uses. Phase 2 will demolish an existing surface parking area to construct a third, eight (8)-story multi-family mixed-use residential building with associated parking and ground-level retail/service uses. CALUP approval to allow the construction of the two Phase 1 residential mixed-use buildings and associated site improvements within a steep slope structure setback and wetland buffer and setback.

**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:** December 19, 2024, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** 21-109695-LP: June 1, 2021, 23-103495-LO: February 27, 2023

**Notice of Application Date:** 21-109695-LP: July 8, 2021, 23-103495-LO: April 6, 2023

**Applicant Contact:** Mark Arnold, LMN Architects, 206-682-3460, [marnold@lmnarchitects.com](mailto:marnold@lmnarchitects.com)

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

## NOTICE OF DECISION

**Project Name:** [Leng Two \(2\) Lot Short Plat](#)

**Location:** 13030 SE 46th Street

**Neighborhood Area:** Somerset

**File Number:** 23-128535-LN

**Description:** Land Use approval of a proposal to subdivide one (1) existing parcel into two (2) lots in the R-5 Zoning District.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** December 19, 2024, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** December 21, 2023

**Completeness Date:** January 18, 2024

**Notice of Application Date:** February 1, 2024

**Applicant:** Houming Leng

**Applicant Contact:** Mazen Haidar, Pacific Land Engineering, 425-615-6160, [mazen@pacifilandwa.com](mailto:mazen@pacifilandwa.com)

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

## NOTICE OF DECISION

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

**Location:** 9600 SE 7th Street

**Neighborhood Area:** West Bellevue

**File Number:** 24-113878-LO

**Description:** Critical Areas Land Use Permit approval to construct a proposed deck and stabilization wall within a 50-foot top-of-slope buffer. The work is associated with a proposal to demolish an existing single-family dwelling and construct a new single-family dwelling within the existing footprint. The proposal includes mitigation planting within the steep slope buffer.

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

**Decision:** Approval with Conditions

**SEPA:** Exempt

**Appeal Period Ends:** December 19, 2024, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** June 24, 2024

**Completeness Date:** July 22, 2024



**Notice of Application Date:** July 25, 2024

**Applicant Contact:** David Grubb, Gelotte Hommas Drivdahl Architecture, 425-828-3081, [DAVIDG@GHDARCH.COM](mailto:DAVIDG@GHDARCH.COM)

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

## NOTICE OF DECISION

**Project Name:** [Silver Cloud \(aka 10621 NE 12<sup>th</sup> Street/Perle\)](#)

**Location:** 10621 NE 12<sup>th</sup> Street

**Neighborhood Area:** Downtown

**File Number:** 22-102419-LD

**Description:** Design Review approval to demolish a former Silver Cloud Hotel to construct a seven-story residential mixed use structure with 230 apartment units in two buildings. Below grade parking for approximately 198 parking stalls will be provided on 1.23 acres. The applicant proposes to complete development of this proposal in one phase.

**Approvals Required:** Design Review approval

**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:** December 19, 2024, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** February 18, 2022

**Completeness Date:** March 10, 2022

**Notice of Application Date:** March 24, 2022

**Applicant Contact:** Andy Loos, 425-629-4433, [andy@srmdevelopment.com](mailto:andy@srmdevelopment.com)

**City Planner Contact:** Amy Tarce, 425-452-2896, [ATarce@bellevuewa.gov](mailto:ATarce@bellevuewa.gov)

## NOTICE OF DECISION

**Project Name:** [Liu – Wetland and Buffer Restoration](#)

**Location:** 6317 160<sup>th</sup> Place SE

**Neighborhood Area:** Cougar Mountain/Lakemont

**File Number:** 23-116620-LO

**Description:** Approval of an amendment to the existing Critical Areas Land Use Permit approval (23-116620-LO) which approved mitigation and restoration of 4,473 square feet of unpermitted clearing and dumping within two (2) Category III wetland critical areas, associated wetland buffers, and a Native Growth Protection Easement (NGPE) that contains a Type-N stream and stream buffer. The unpermitted work is associated with Enforcement Action, 23-100605-EA.

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

**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:** December 19, 2024, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** July 21, 2023

**Completeness Date:** October 6, 2024

**Applicant Contact:** Chunqiu Liu, 413-559-8677, [chunqiu826@gmail.com](mailto:chunqiu826@gmail.com)

**City Planner Contact:** Jackie Donovan, 425-452-4387, [jdonovan@bellevuewa.gov](mailto:jdonovan@bellevuewa.gov)

## NOTICE OF DECISION

**Project Name:** [City of Bellevue Transportation 150th Avenue SE Improvements](#)

**Location:** 150th Ave NE, SE 38th Street, SE 37th Street, and I-90 ramp in Eastgate Area.

**Neighborhood Area:** Eastgate

**File Number:** 24-105117-LO

**Description:** Critical Areas Land Use Permit approval for proposed 150th Avenue southbound vehicle travel lane from Landerholm Circle to SE 38th Street. Intersection improvements are planned at SE 38th, SE 37th and Eastgate Way, and roadway improvements along SE 37th at the I-90 eastbound on-ramp. Work occurs within a steep slope and steep slope structure setback.

**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:** December 19, 2024, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** March 13, 2024

**Completeness Date:** April 15, 2024

**Notice of Application Date:** May 2, 2024

**Applicant Contact:** Paul Krawczyk, City of Bellevue Transportation Department, 425-452-7905, [pkrawczyk@bellevuewa.gov](mailto:pkrawczyk@bellevuewa.gov)

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