



Weekly Permit Bulletin

February 1, 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: [Fornelius Garage](#)

Location: 18523 NE 15th Place

Neighborhood Area: Northeast Bellevue

File Number: 23-117470-LO

Description: Critical Areas Land Use Permit review of a proposal to construct an approx. 720-square foot accessory detached garage that will be accessed by a new, approx. 1,051-square foot driveway within a top-of-slope buffer. The applicant proposes to reduce the 50-foot top-of-slope buffer to 15-feet to accommodate the new detached garage and driveway. The proposal includes mitigation & enhancement planting, along with Geotechnical and Critical Areas Reports.

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

SEPA: Exempt

Minimum Comment Period Ends: February 15, 2024, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: August 8, 2023

Completeness Date: January 22, 2024

Applicant: Eric Fornelius

Applicant Contact: Ed Mecum, 425-364-5285, edm@g2civil.com

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

NOTICE OF APPLICATION

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

Location: 13030 SE 46th Street

Neighborhood Area: Somerset

File Number: 23-128535-LN

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

Approvals Required: Land Use approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: February 15, 2024, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: December 21, 2023

Completeness Date: January 18, 2024

Applicant: Houming Leng

Applicant Contact: Mazen Haidar, Pacific Land Engineering, 425-615-6160, mazen@pacificlandwa.com

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

Notices of Application and Public Meeting

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: [Washington Square Master Development Plan](#)

Location: 10620 NE 8th Street

Neighborhood Area: Downtown

File Number: 23-128463-LP

Description: Master Development Plan (MDP) for a two phase development on a site (project limit) bounded on the north and east by NE 9th Place (a private road), on south by NE 8th Street and on the west by 106th Avenue NE. Phase 1 will consist of a new nine (9)-story mixed-use office building and associated site improvements on the north half of the project limit as it adjoins NE 9th Place to the north and east and 106th Avenue NE on the west. Phase 2 will consist of a new 27-story mixed-use multi-family building and associated site improvements on the south half of the project limit as it adjoins NE 8th Street and 106th Avenue NE.

Approvals Required: Master Development Plan 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: February 15, 2024, 5 PM. Refer to page one for information on how to comment on a project.

Virtual Public Meeting: February 20, 2024, 6 PM

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

Meeting ID: 214 785 607 604 **Passcode:** dvBMbG

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

Dial In (audio only): 206-452-7011 **Phone Conference ID:** 398 397 805#

Date of Application: December 21, 2023

Completeness Date: January 18, 2024

Applicant Contact: Ka-Chung Kwok, Compton Design Office, 206-816-4684,
kkwok@comptondesignoffice.com

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

Notices of Public Hearing

NOTICE OF RESCHEDULED PUBLIC HEARING

Project Name: [Land Use Code Amendment Related to Allowing Extensions for Design Review Approvals](#)

Location: City-wide

Neighborhood Area: City-Wide

File Number: 24-101182-AD

Description: NOTICE IS HEREBY GIVEN that a public hearing to consider a Land Use Code Amendment to allow extensions of Design Review approvals originally scheduled for February 5, 2024, has been rescheduled for Monday, February 26, 2024, at 6:00 PM.

SEPA Determination: SEPA Exempt

Public Hearing: February 26, 2024, 6:00 PM; Bellevue City Hall; 450 110th Ave NE

Hearing Info: Details on attending the meeting and providing written and oral communication at the public hearing will be provided on the published agenda and can be found at <https://bellevue.legistar.com/Calendar.aspx>.

Meetings are wheelchair accessible. American Sign Language (ASL) interpretation and language translation are available upon request. Please email councilcoordinators@bellevuewa.gov or phone 425-452-7810 or 711 (TDD Relay Service) at least 48 hours in advance if you require either of those services. Assisted Listening Devices are also available upon request at the meeting location.

Any person may participate in the public hearing by submitting written comments to the City Council in care of Charmaine Arredondo, City Clerk, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to cityclerk@bellevuewa.gov, before the public hearing, or by submitting written comments or signing up to make oral comments to the City Council at the hearing.

Written comments will also be accepted by mail to Mathieu Menard, Senior Planner, Development Services Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to mmenard@bellevuewa.gov.

Written comments must be received by 3:00 PM on February 26, 2024. All written comments timely received by the City Clerk or Senior Planner will be transmitted to the City Council no later than the date and time of the public hearing.

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

Notices of Decision

NOTICE OF DECISION

Project Name: [Holland Chambers Apartments and Northup Way Mixed Use](#)

Location: 1831 130th Ave NE and 12863 Northup Way

Neighborhood Area: Bel-Red

File Number: 22-119283-LP, 22-102857-LD, and 22-102862-LO

Description: Approval of a Master Development Plan (MDP) for the projects located at 1831 130th Avenue NE and 12863 Northup Way. Associated Design Review (22-102857-LD) and Critical Areas Land Use Permit (22-102862-LO) approval of the Holland Chambers Apartments located at 1831 130th Avenue NE. The Master Development Plan of these two projects are combined within one MDP project limit. The Northup Mixed Use Project (18-124680-LD-19-123381-LP-19-128688-LO) was previously approved on October 22, 2020, and is currently under construction. The Holland Chambers Apartments Project involves the construction of a new seven (7)-story multifamily building containing 268,000 sf of gross floor area (224 apartments) and four (4) levels of below-grade parking with 187 vehicle parking spaces. The proposal includes a Critical Areas Land Use Permit with Critical Areas Report to modify a steep slope, buffer, and structure setback.

Approvals Required: Master Development Plan approval, Design Review approval, Critical Areas Land Use Permit approval and ancillary permits and approvals.

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: February 15, 2024, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: March 28, 2022

Completeness Date: March 24, 2022

Notice of Application Date: April 7, 2022

Applicant Contact: Yujia Ren, MZA, 425-767-0908, yujia.ren@mza-us.com

City Planner Contact: Drew Folsom, 425-452-4441, DFolsom@bellevuewa.gov

NOTICE OF DECISION

Project Name: [Selman Pier & Beach Cove](#)

Location: 102 Cascade Key, Bellevue, WA 98006

Neighborhood Area: Newport

File Number: 23-123532-WG

Description: A Shoreline Substantial Development permit approval to reconfigure an existing pier, install two (2) boat lifts, one (1) platform lift, and create a 444 SF beach cove in this segment

of the shoreline of Lake Washington. The applicant also proposes to remove a 30-inch Diameter Breast Height (DBH) significant tree from within 10 -feet of the Ordinary Highwater Mark (OHWM), which is within the 50-foot Shoreline Vegetation Conservation Area (VCA). The project includes an Ecological No Net Loss Report with over 1,000 SF of native and non-native mitigation and enhancement planting, including the planting of seven (7) native trees along the shoreline.

Decision: Approval with Conditions

Concurrency Determination: N/A

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

Shoreline Permit Appeal Ends: Twenty-one (21)-days from the date of Department of Ecology receives the decision.

SEPA Appeal Period Ends: February 15, 2024, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: October 11, 2023

Completeness Date: October 20, 2023

Notice of Application: October 26, 2023

Applicant Contact: Evan Wehr, Ecco Design Inc, 206-706-3937, evan@eccodesignsinc.com

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

Notices of Availability of Final Environmental Impact Statement (FEIS)

NOTICE OF AVAILABILITY OF FINAL ENVIRONMENTAL IMPACT STATEMENT (FEIS)

Notice is hereby given under WAC 197-11-460 and 197-11-510 that the City of Bellevue is issuing the City of Bellevue 2024-2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation Final Environmental Impact Statement (Final EIS).

Project Name: [City of Bellevue 2024-2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation EIS](#)

Proponent and Lead Agency: City of Bellevue Community Development Department

File Number: 22-116423-LE

Location of Proposal: City of Bellevue - citywide

Final EIS Issuance Date: February 1, 2024

Attachments:

[Final Environmental Impact Statement \(FEIS\)](#)

[FEIS Appendices Part 1](#)

[FEIS Appendices Part 2](#)

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 EIS reviewed a range of approaches to distributing the growth that align 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 EIS and environmental review included development of plan alternatives, environmental analysis of those alternatives, and identification of impacts and mitigation measures. The EIS review included subarea-specific analysis for future land use and associated environmental impacts for the Wilburton area (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 a cumulative evaluation of potential environmental impacts, the EIS review for the Comprehensive Plan Periodic Update will complete the environmental review for the Wilburton Commercial Area. The DEIS for the 2024-2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation was issued on April 27, 2023.

Alternatives: The DEIS analyzed four alternatives. The Alternatives included a No Action Alternative and three Action Alternatives. The city anticipates having all the alternatives analyzed and brought forward for future discussion. With the Final EIS, the City evaluated a Preferred Alternative responding to public and agency input. For purposes of the No Action Alternative, it was assumed that development would occur within the City of Bellevue based on the existing Comprehensive Plan land use, zoning and development standards. The action alternatives were 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: As discussed above, the DEIS for the 2024-2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation was issued on April 27, 2023. Agencies, affected tribes and members of the public were invited to

comment on the DEIS. The DEIS process was provided pursuant to the Washington Administrative Code (WAC) WAC 197-11-455 and three public meetings were held. One of the meetings was held virtually and two were held in-person. The extended DEIS public comment period began 8 AM on Thursday, April 27, 2023 and ended at 4:30 PM on Monday, June 12, 2023 Pacific Standard Time (PST). 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](#).

HOW TO APPEAL THE ENVIRONMENTAL DETERMINATION: Under SEPA, the adequacy of the EIS may be appealed only after the City of Bellevue has taken a specific government action. RCW 43.21C.075; WAC 197-11-680. Because the city has not yet taken a specific government action to adopt the 2024-2044 Comprehensive Plan Periodic Update or Wilburton Vision Implementation, the adequacy of the Final EIS may not be appealed at this time. When the city takes such action in the future, notice of the government action and specific appeal information will be provided.

Availability of Final EIS: The Draft EIS and Final EIS may be viewed on the city's website at [Bellevue 2044 Environmental Review](#). Copies of the Final EIS are also available for review at:

City of Bellevue Service First Desk

1st Floor Bellevue City Hall

450 110th Ave NE

Bellevue, WA. 98009

The City of Bellevue assures that no person shall on the grounds of race, color, or national origin (including limited English proficiency), 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 discriminated against under any City of Bellevue program or activity. Any person who believes their Title VI protection has been violated may file a complaint with the City of Bellevue's Human Resources Director. For additional information regarding Title VI complaint procedures and/or information regarding our non-discrimination obligations, please contact the City of Bellevue's ADA, Title VI and Equal Opportunity Officer at ADATitleVI@bellevuewa.gov.

For alternate formats, interpreters, or reasonable modification requests please phone at least 48 hours in advance at 425-452-4350 or rpittman@bellevuewa.gov. For complaints regarding modifications, contact the City of Bellevue ADA, Title VI, and Equal Opportunity Officer at ADATitleVI@bellevuewa.gov.

SEPA Lead Agency Contact:

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