



# Weekly Permit Bulletin

April 11, 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:** [Lee Pier](#)

**Location:** 10929 SE Lake Rd

**Neighborhood Area:** West Bellevue

**File Number:** 24-103872-WG

**Description:** Shoreline Substantial Development Permit application to repair and move the existing single-family protective bulkhead landward 6 inches, create a 27 linear foot cove and stairway, and repair the existing dock piles and decking. Ten (10)-cubic yards of shoreline gravel is to be installed and an ecological No Net Loss report is provided with mitigation planting of native trees and vegetation.

**Approvals Required:** Shoreline Substantial Development Permit approval, Land Use approval and ancillary permits and approvals

**SEPA:** Exempt

**Minimum Comment Period Ends:** April 25, 2024, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** February 20, 2024

**Completeness Date:** March 1, 2024

**Applicant Contact:** Zion Napier, Seaborn Pile Driving Co, 206-236-1700,

[Permits@SeabornPileDriving.com](mailto:Permits@SeabornPileDriving.com)

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

### NOTICE OF APPLICATION

**Project Name:** [Kelsey Creek Culvert at Lake Hills Blvd Project](#)

**Location:** Lake Hills Boulevard Right-of-Way between 151st Avenue Southeast and 154th Avenue Southeast, Kelsey Creek and associated areas

**Neighborhood Area:** Lake Hills

**File Number:** 24-103410-LO and 24-103420-WG

**Description:** Applications for Shoreline Substantial Development and Critical Areas Land Use permit to replace the Kelsey Creek culverts with a single creek-crossing structure (providing sufficient capacity for stream flows, fish passage, and traffic loads), replace and provide structural support for the water and sewer mains, and reduce maintenance challenges associated with the Federal Field sewer. Project construction involves eight elements, including site preparation, roadway improvements, storm drainage, culvert replacement, sewer main and water main, Kelsey Creek channel re-alignment, trail construction, and landscaping.

**Approvals Required:** Shoreline Substantial Development Permit approval, 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:** May 13, 2024, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** February 8, 2024

**Completeness Date:** March 20, 2024

**Applicant:** City of Bellevue Utilities Department, Robert York

**Applicant Contact:** City of Bellevue Utilities Department, Amy Rotondo, 503-363-8980, [amy.rotondo@jacobs.com](mailto:amy.rotondo@jacobs.com)

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

## Notices of Application and Public Meeting

### NOTICE OF APPLICATION AND PUBLIC MEETING

**Project Name:** [Cannon](#)

**Location:** 732 143<sup>rd</sup> Place SE

**Neighborhood Area:** Lake Hills

**File Number:** 24-104929-LD

**Description:** Design Review application to construct three (3) single-family dwellings with attached garages on a 15,002 square foot lot in the R-10 (multi-family residential) zoning district. The proposal is within a single-family transition zone and includes a landscaping buffer along the east lot line.

**Approvals Required:** Design Review approval and ancillary permits and approvals.

**SEPA:** Exempt

**Minimum Comment Period Ends:** April 25, 2024, 5 PM. Refer to page one for information on how to comment on a project.

**Virtual Public Meeting:** May 1, 2024, 6 PM via MS Teams. Join on your computer, mobile app or room device.

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

**Meeting ID:** 262 266 428 810

**Passcode:** EKd84E

**Dial-in (audio only):** 206-452-7011

**Phone conference ID:** 335 552 370#

**Date of Application:** March 11, 2024

**Completeness Date:** April 4, 2024

**Applicant Contact:** Schuyler Tutt, Medici Architects, 425-453-9298 ext. 113,  
[schuyler@mediciarchitects.com](mailto:schuyler@mediciarchitects.com)

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

## **NOTICE OF APPLICATION AND PUBLIC MEETING**

**Project Name:** [Big Picture School at Eastgate](#)

**Location:** 4255 153<sup>rd</sup> Ave SE

**Neighborhood Area:** Eastgate

**File Number:** 24-105422-LB

**Description:** Conditional Use Permit (CUP) application for the demolition of the existing modular structure and construction of an expansion of the existing vacant school. The Big Picture School is a Choice Program anticipated to serve an estimated student population of 525 middle school and high school students. The proposed expansion will take place on the eastern portion of the existing structure; the proposal includes additional improvements such as parking lot reconfiguration, landscaping improvements, and street frontage improvements.

**Approvals Required:** Conditional Use Permit approval and ancillary permits and approvals

**SEPA:** Bellevue School District (BSD) is the SEPA lead agency for school related projects. A Determination of Non-Significance (DNS) was issued by the BSD on March 26, 2024.

**Minimum Comment Period Ends:** April 25, 2024, 5 PM. Refer to page one for information on how to comment on a project.

**Virtual Public Meeting:** May 8, 2024, 6 PM via MS Teams. Join on your computer, mobile app or room device.

**Meeting Link:** [Click Here to Join the Meeting](#)

**Meeting ID:** 285 827 176 950

**Passcode:** b2XKe9

**Dial In (audio only):** 206-452-7011

**Phone conference ID:** 857 726 352#

**Date of Application:** March 21, 2024

**Completeness Date:** March 28, 2024

**Applicant:** Bellevue School District

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

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

# Notice of Recommendation and Public Hearing

## NOTICE OF RECOMMENDATION AND PUBLIC HEARING

**Project Name:** [Wilburton Vision Implementation Comprehensive & Subarea Plan Amendments \(CPA\)](#)

**Location:** Citywide

**File Number:** 22-106096-AC

**Description:** NOTICE IS HEREBY GIVEN that the Bellevue Planning Commission will hold a public hearing during its regular meeting on **Wednesday, May 1, 2024, at 6:30 PM** to consider CPAs related to the Wilburton Vision, Implementation initiative which includes amendments to the Land Use Map and Wilburton/N.E. 8<sup>th</sup> Street Subarea Plan to support changes in the Wilburton Transit-Oriented Development (TOD) area, and an amendment to the Wilburton/N.E. 8<sup>th</sup> Street and BelRed Subarea boundaries.

**Approvals Required:** Following the public hearing, the Planning Commission will make recommendations on the proposed CPAs to the City Council. The City Council will then review and take final action as described in Land Use Code (LUC) 20.30I.130.B, LUC 20.35.440, and the Growth Management Act, RCW 36.70A.130.

**SEPA:** An environmental impact statement (EIS) was prepared for the Bellevue 2024- 2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation, as the proposal was determined to be likely to have significant adverse environmental impacts. The EIS identifies and analyzes alternatives, potential environmental impacts, and mitigation measures that could result from the Bellevue 2024–2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation. The Draft EIS was released on April 27, 2023 and the Final EIS was released on February 1, 2024.

**Public Hearing:** May 1, 2024, 6:30 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>.

Any person may participate in the public hearing by submitting written comments to the Planning Commission in care of Thara Johnson, Comprehensive Planning Manager, Community Development Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to [PlanningCommission@bellevuewa.gov](mailto:PlanningCommission@bellevuewa.gov) before the public hearing, or by submitting written comments or making oral comments to the Planning Commission at the hearing.

Written comments will also be accepted by mail to Andrea Tonc, Senior Planner, Community Development Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to [atonc@bellevuewa.gov](mailto:atonc@bellevuewa.gov).

All written comments timely received by the Comprehensive Planning Manager or Senior Planner will be transmitted to the Planning Commission no later than the date and time of the public hearing.

**City Planner Contact:** Andrea Tonc, 425-229-6490, [atonc@bellevuewa.gov](mailto:atonc@bellevuewa.gov)

# Notices of Decision

## NOTICE OF DECISION

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

**Location:** 12021 SE 11<sup>th</sup> Street

**Neighborhood Area:** Woodridge

**File Number:** 22-101932-LO

**Description:** Critical Areas Land Use Permit approval for the previous removal of 15 significant trees located in the 50 ft. top of steep slope buffer and the 75 ft. toe of slope structure setback of a steep slope critical area. This permit is required due to enforcement action of permit number 21-111248 EA.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

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

**Date of Application:** February 22, 2022

**Completeness Date:** July 15, 2022

**Notice of Application Date:** August 11, 2022

**Applicant Contact:** Michael Moody, Core Design, Inc. 425-885-7877, [permits@coredesign.com](mailto:permits@coredesign.com)

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