



Weekly Permit Bulletin

April 4, 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 Recommendation and Public Hearing

NOTICE OF RECOMMENDATION AND PUBLIC HEARING

Project Name: [Tree Canopy Land Use Code Amendment](#)

Location: City-Wide

Neighborhood Area: City-Wide

File Number: 22-128467-AD

Description: Land Use Code Amendment (LUCA) to amend chapters 20.20 General Development Requirements and 20.50 Definitions to update tree preservation, retention, replacement, and protection provisions to better support citywide tree canopy goals.

SEPA: Determination of Non-Significance is issued. Any appeal of this SEPA Threshold Determination must wait until final action is taken on this proposal by the City Council (LUC 20.35.080.B). Following final action by the City Council an appeal for the SEPA threshold determination may be filed together with an appeal of the underlying City Council action by petition to the Growth Management Hearings Board (LUC 20.35.440.C).

Minimum Comment Period Ends: April 18, 2024, 5 PM. Refer to page one for information on how to comment on a project.

Public Hearing: April 24, 2024, 6:30 PM; Bellevue City Hall; 450 110th Ave NE, Bellevue, WA 98009

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 before the public hearing, or by submitting written comments or signing up to make oral comments to the Planning Commission at the hearing.

Written comments will also be accepted by mail to Kristina Gallant, Planning Manager, Development Services Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to kgallant@bellevuewa.gov.

Comments must be received by 5:00 PM on April 24, 2024. All written comments timely received by the Comprehensive Planning Manager or Code and Policy Planning Manager will be transmitted to the Planning Commission no later than the date and time of the public hearing.

Date of Application: November 21, 2022

Completeness Date: November 21, 2022

Notice of Application Date: December 8, 2022

City Planner Contact: Kristina Gallant, 425-452-6196, KGallant@bellevuewa.gov

Notices of Public Hearings

NOTICE OF PUBLIC HEARING

Project Name: Next Right Work Residential FAR Increase, Phase 1 Downtown IOC Vesting Language Amendment & Extension

Location: Downtown

Neighborhood Area: Downtown

File Number: 23-100141-AD

Description: NOTICE IS HEREBY GIVEN that the Bellevue City Council will hold a public hearing during its regular meeting on **Tuesday, April 23, 2024, at 6:00 PM** to consider an extension and amendment to an adopted Interim Official control to exempt floor area ratio in exchange for affordable housing, allow development standards flexibility in exchange for affordable housing, eliminate parking requirements for affordable housing, and allow floor area utilization flexibility in the Downtown Land Use Districts. A minor change related to the vesting language included in the IOC is proposed.

SEPA Determination: Determination of Non-Significance was issued prior to adoption of the IOC, April 20, 2023.

Minimum SEPA Comment Period Ends: A Determination of Non-Significance was issued prior to the adoption of the IOC, the comment period expired May 4, 2023, 5 PM.

Public Hearing: April 23, 2024, 6:00 PM; Bellevue City Hall; 450 110th Ave NE, Bellevue, WA 98009

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.

Comments must be received by 3:00 PM on April 23, 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: [The Marketplace Apartments at Factoria](#)

Location: 12405 SE 38th Street

Neighborhood Area: Factoria

File Number: 22-130386-LD

Description: Design Review and SEPA Threshold Determination of Non-significance approval to construct a five (5)-story, 438,709 gross square foot (GSF) mixed-use residential building within the Factoria F-1 District that will provide 265 residential units, approximately 11,234 SF of ground level commercial uses, 366 vehicle parking stalls for residents in a five (5)-level interior parking garage and 51 parking stalls for commercial use on a re-configured surface parking area. This project was previously approved under file #18-107595-LD, but as that approval expired on November 5, 2022, a new application is required.

Decision: Approval with Conditions

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

Appeal Period Ends: April 18, 2024, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: December 14, 2022

Completeness Date: January 11, 2023

Notice of Application Date: January 19, 2023

Applicant Contact: Mathew Lipps, Runberg Architecture Group, 206-518-5035, matl@runberg.com

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

NOTICE OF DECISION

Project Name: [Segireddy Residence](#)

Location: 14260 SE Allen Rd., Bellevue, WA 98006

Neighborhood Area: Eastgate

File Number: 23-125870-LO

Description: Critical Areas Land Use approval of a proposal to reduce a steep slope critical area toe-of-slope structure setback from 75 feet to 5 feet and remove two (2) trees in the critical area in order to construct a new single-family residence and associated improvements.

Decision: Approval with Conditions

SEPA: Exempt

Concurrency Determination: N/A

Appeal Period Ends: April 18, 2024, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: December 3, 2023

Completeness Date: November 30, 2023

Notice of Application Date: December 14, 2023

Applicant Contact: Eric Scott, TerraVista NW, 360-691-9272, Permits@TerraVistaNW.com

City Planner Contact: Riley MacPhee, 425-452-4639, RMacPhee@bellevuewa.gov

NOTICE OF DECISION

Project Name: [Hamadeh-Melnik Residence](#)

Location: 1831 107th Avenue SE, Bellevue, WA 98004

Neighborhood Area: West Bellevue

File Number: 24-100178-LO

Description: Critical Areas Land Use Permit approval to demolish an existing 1,587 square-foot single-family residence and attached covered patios to construct a new single-family residence of approximately 2,638 square-feet and associated improvements. This proposal includes a request to reduce the existing 32-foot top-of-slope buffer to 20 feet from a steep slope critical area. The impacts are proposed to be mitigated by removal of invasive species and planting of native vegetation within the steep slope buffer. The project proposal includes geotechnical and critical areas reports.

Decision: Approval with Conditions

SEPA: Exempt

Appeal Period Ends: April 18, 2024, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: January 4, 2024

Completeness Date: January 13, 2024

Notice of Application Date: January 25, 2024

Applicant Contact: Chris Luthi, Centerline-Design, 206-935-4684, cluthi@comcast.net

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

NOTICE OF DECISION

Project Name: [Wypych Residence Vegetation Management Plan](#)

Location: 5424 and 5432 156th Avenue SE

Neighborhood Area: Cougar Mountain/Lakemont

File Number: 21-120645-LO

Description: Critical Areas Land Use Permit approval for Vegetation Management to restore unpermitted vegetation removal that has occurred within a steep slope, buffer, and structure setback. Unpermitted vegetation clearing associated with Enforcement Action 21-101905-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.

Appeal Period Ends: April 18, 2024, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: September 16, 2021

Completeness Date: October 18, 2021

Notice of Application Date: November 4, 2021

Applicant Contact: Craig Lewis, JGM Landscape Architects, 425-454-5723, craig@jgm-inc.com

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