



# Weekly Permit Bulletin

May 23, 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:** [COBU Lower Vasa Creek Culvert Replacement](#)

**Location:** 3422 W Lake Sammamish Parkway SE

**Neighborhood Area:** West Lake Sammamish

**File Number:** 24-106921-LO

**Description:** Critical Areas Land Use Permit review for the City of Bellevue Utilities Department to replace two existing round 36-inch culverts that cross underneath a private single-family driveway. The site contains a single creek crossing structure within a fish-bearing (Type F) Stream, Vasa Creek and its associated 50-foot stream buffer, and the 100-year floodplain. The project is intended to improve fish passage, increase flow capacity, and provide driveway capacity. The project includes a geotechnical report, critical areas report, and a creek habitat assessment. Lastly, the project is also associated with Shoreline Exemption, 24-110909-WD, as the subject site is located within 200-feet of Lake Sammamish.

**Approvals Required:** 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:** June 6, 2024, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** April 16, 2024

**Completeness Date:** May 16, 2024

**Applicant Contact:** Betsy Lyons, Herrera Environmental Consultants, 206-708-3064, [blyons@herrerainc.com](mailto:blyons@herrerainc.com)

**City Planner Contact:** Jordan Borst, 425-452-6997, [JBorst@bellevuewa.gov](mailto:JBorst@bellevuewa.gov)

## NOTICE OF APPLICATION

**Project Name:** [Rice Residence Slope Stabilization](#)

**Location:** 10222 NE 31<sup>st</sup> Pl

**Neighborhood Area:** Northwest Bellevue

**File Number:** 24-110738-LO

**Description:** Critical Areas Land Use review of a proposal to construct and install a soldier pile retaining wall with grouted tieback anchors to stabilize an eroding stream bank along the north side of the existing single-family residence and within a landslide hazard area, steep slope, 50-foot steep slope buffer, and a 50-foot Type-F stream buffer. The proposal is supported by a geotechnical report and includes a restoration plan utilizing native plant species.

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

**SEPA:** Exempt

**Minimum Comment Period Ends:** June 6, 2024, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** April 25, 2024

**Completeness Date:** May 16, 2024

**Applicant:** Doug Rice

**Applicant Contact:** Greg Guillen, CG Engineering, 425-778-8500, [grego@cgengineering.com](mailto:grego@cgengineering.com)

**City Planner Contact:** David Wong, 425-452-4282, [DWong@bellevuewa.gov](mailto:DWong@bellevuewa.gov)

## Notice of Application and Public Meeting

### NOTICE OF APPLICATION AND PUBLIC MEETING

**Project Name:** [Bellevue Club Residences](#)

**Location:** 11200 SE 6<sup>th</sup> Street

**Neighborhood Area:** Southwest (East Main Subarea)

**File Number:** 24-106277-LP and 24-106276-LD

**Description:** Master Development Plan and Design Review Applications for a mixed-use development which contains two (2)- 16-story towers containing 262 residential units, a six (6)-story podium with 87,000 sf. of amenity spaces and approximately, 1,150 parking spaces for use by both the residents of the proposed development and the club members of the adjacent Bellevue Athletic Club.

**Approvals Required:** Master Development Plan and Design Review approvals 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:** June 6, 2024, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** June 12, 2024, 6 PM via MS Teams. Join on your computer, mobile app or room device.

**Meeting Link:** [Click here to join the meeting now](#)

**Meeting ID:** 213 343 045 185

**Passcode:** bj4567

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

**Phone conference ID:** 404 033 723#

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

**Completeness Date:** April 22, 2024

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

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

## Notice of Threshold Determination

### NOTICE OF THRESHOLD DETERMINATION

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

**Location:** 11701 NE 36<sup>th</sup> Place, Bellevue, WA 98005

**Neighborhood Area:** Bridle Trails

**File Number:** 24-104144-GJ

**Description:** Clearing & Grading Permit approval to remove one (1) diseased and hazardous 28-inch western hemlock from within the 50-foot stream buffer of Yarrow Creek. The project arborist proposes to plant two (2) vine maples within the stream buffer as replacement/mitigation. The project proposal includes an arborist report, Tree Hazard Declaration and ISA Basic Risk Assessment forms.

**Decision:** Approval

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

**Appeal Period Ends:** June 6, 2024, 5 PM. Refer to page one for information on how to appeal a project.

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

**Completeness Date:** April 19, 2024

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

**Applicant:** Hanying Feng, Property Owner

**Applicant Contact:** Scott Selby, Scott Selby Consulting LLC, 206-849-4178, [scott\\_selby@comcast.net](mailto:scott_selby@comcast.net)

**City Planner Contact:** Jordan Borst, 425-452-6997, [JBorst@bellevuewa.gov](mailto:JBorst@bellevuewa.gov)

## Notice of Decision

### NOTICE OF DECISION

**Project Name:** [9201 SE Shoreland Place Residence](#)

**Location:** 9201 SE Shoreland Place

**Neighborhood Area:** West Bellevue

**File Number:** 23-117673-LO

**Description:** Critical Areas Land Use Permit approval to demolish an existing single-family residence and construct a new single-family residence within a steep slope critical area and 50-foot top-of-slope buffer, with a permanent impact of approximately 1,000 square feet. The proposal includes 2,704 square feet of mitigation and restoration planting within the steep slope and steep slope buffer. This project is located within 200-feet of Lake Washington and is associated with Shoreline Exemption, 23-117675-WD.

**Decision:** Approval with Conditions

**SEPA:** Exempt

**Appeal Period Ends:** June 6, 2024, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** August 16, 2023

**Completeness Date:** September 5, 2023

**Notice of Application Date:** September 21, 2023

**Applicant Contact:** Yu Wang, PM Architecture, 206-353-5968, [yuwang.pma@comcast.net](mailto:yuwang.pma@comcast.net)

**City Planner Contact:** Jordan Borst, 425-452-6997, [JBorst@bellevuewa.gov](mailto:JBorst@bellevuewa.gov)