



# Weekly Permit Bulletin

## June 27, 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:** [Min Canopy](#)

**Location:** 4737 Lakehurst Lane

**Neighborhood Area:** Newport

**File Number:** 24-111527-WG

**Description:** Shoreline Substantial Development Permit application to add an approximately 468 square foot translucent canopy to the existing boatlift on a residential dock on Lake Washington.

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

**SEPA:** Exempt

**Minimum Comment Period:** The minimum comment period begins on June 27, 2024 and lasts for Thirty (30) days, ending on July 29, 2024, 5 PM. Comments continue to be accepted until the City issues a decision on the application. Refer to page one for information on how to comment on a project.

**Date of Application:** May 10, 2024

**Completeness Date:** May 23, 2024

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

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

### NOTICE OF APPLICATION

**Project Name:** [Qi Residence CALUP](#)

**Location:** 10940 NE 26<sup>th</sup> Pl

**Neighborhood Area:** Northwest Bellevue

**File Number:** 24-112466- LO

**Description:** Critical Areas Land Use Permit application to demolish the existing single-family residence and construct a 6,794 square foot single family residence on a site containing steep slope critical areas. The proposal requests a modification of the steep slope setback and is required to be supported by a Critical Areas Report with mitigation plan, and Geotechnical Report.

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

**SEPA:** Exempt

**Minimum Comment Period:** The minimum comment period begins on June 27, 2024 and lasts for Fourteen (14) days, ending on July 11, 2024, 5 PM. Comments continue to be accepted until the City issues a decision on the application. Refer to page one for information on how to comment on a project.

**Date of Application:** May 31, 2024

**Completeness Date:** June 26, 2024

**Applicant Contact:** Yinan Qi, 913-328-2163, [sweethomeskc@gmail.com](mailto:sweethomeskc@gmail.com)

**City Planner Contact:** Komal Agarwal, 425-452-7224, [KAgarwal@bellevuewa.gov](mailto:KAgarwal@bellevuewa.gov)

## Notice of Application and Public Meeting

### NOTICE OF APPLICATION AND PUBLIC MEETING

**Project Name:** [Bellevue North Phase 1 and Phase 2](#)

**Location:** 1000 – 1100 Bellevue Way NE, 10451 NE 12<sup>th</sup> Street

**Neighborhood Area:** Downtown

**File Number:** 24-112324-LP, 24-112325-LD and 24-112326-LD

**Description:** Application for a Master Development Plan and two Design Review applications (Phase 1 and Phase 2) for a mixed-use project with below grade parking. Phase 1 includes 466 residential units, 18,732 square feet of retail and 517 parking spaces in one (1) high-rise tower and one (1) midrise tower. Phase 2 includes 429 residential units in two (2) -eight (8)-story buildings, 23,683 square feet of retail/restaurants, seven (7) affordable housing units and 474 parking spaces.

**Approvals Required:** Design Review approval and 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** The minimum comment period begins on June 27, 2024 and lasts for Fourteen (14) days, ending on July 11, 2024, 5 PM. Comments continue to be accepted until the City issues a decision on the application. Refer to page one for information on how to comment on a project.

**Public Meeting:** July 15, 2024, 6 PM via MS Teams. Join on your computer, mobile app or room device.

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

**Teams Meeting ID:** 250 666 304 878

**Passcode:** PzxweE

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

**Phone conference ID:** 959 733 341#

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

**Completeness Date:** June 14, 2024

**Notice of Application Date:** June 27, 2024

**Applicant Contact:** Chris Dana, GGLO, 206-679-1223, [cdana@gglo.com](mailto:cdana@gglo.com)

**City Planner Contact: for MDP and Phase 1:** Amy Tarce, 425-452-2896, [ATarce@bellevuewa.gov](mailto:ATarce@bellevuewa.gov)

**City Planner Contact for Phase 2:** Leticia Wallgren, 425-452-2044, [LWallgren@bellevuewa.gov](mailto:LWallgren@bellevuewa.gov)

## Notice of Decision

### NOTICE OF DECISION

**Project Name:** [SRM Polynesia](#)

**Location:** 1125 102<sup>nd</sup> Avenue NE

**Neighborhood Area:** Downtown

**File Number:** 22-114105-LD

**Description:** Design Review approval to construct a multi-family residential building within the Downtown Residential (DT-R) zone. This includes a six-story building comprised of 166 residential units, common accessory residential amenities, and 149 parking stalls. Additional improvements include right-of-way frontage improvements and landscaping improvements along 102nd Avenue NE and NE 12<sup>th</sup> Street.

**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:** July 11, 2024, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** July 5, 2022

**Completeness Date:** July 29, 2022

**Notice of Application Date:** August 25, 2022

**Applicant Contact:** Brad Austin, Urbal Architecture, 206-676-5634, [brada@urbalarchitecture.com](mailto:brada@urbalarchitecture.com)

**City Planner Contact:** Richard Hansen, 425-452-2739, [RHansen@bellevuewa.gov](mailto:RHansen@bellevuewa.gov)

## NOTICE OF DECISION

**Project Name:** [I-90/EB Mercer Slough Bridge XL6417](#)

**Location:** Right of Way, Eastboard Lanes of the I-90 Mercer Slough Bridge

**Neighborhood Area:** Newport

**File Number:** 24-105484-LS

**Description:** Approval of a Noise Variance for nighttime road construction work to perform repairs to the eastbound lanes of the Interstate 90 (I-90) Mercer Slough Bridge. The project will occur generally from 8:00 PM to 5:00 AM, Monday through Sunday, with an additional work window of 6:00 AM to 8:00 AM on Sundays. The construction schedule is January 31, 2025 to June 6, 2025; and June 9, 2025 to January 6, 2026.

**Decision:** Approval with Conditions

**SEPA:** Exempt per WAC 197-11-800(26)

**Appeal Period Ends:** July 11, 2024, 5 PM. Refer to page one for information on how to appeal a project.

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

**Completeness Date:** April 17, 2024

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

**Applicant Contact:** Amy Oppfelt, Washington State Department of Transportation, 206-4404529, [oppfela@wsdot.wa.gov](mailto:oppfela@wsdot.wa.gov)

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

## NOTICE OF DECISION

**Project Name:** [12212 SE 60<sup>th</sup> Place Airbnb](#)

**Location:** 12212 SE 60<sup>th</sup> Place

**Neighborhood Area:** Newport

**File Number:** 24-110768-LH

**Description:** Land Use approval of a Home Occupation permit to rent two bedrooms as a short term rental. No exterior or interior alterations of the home are proposed.

**Decision:** Approval with Conditions

**SEPA:** Exempt

**Appeal Period Ends:** July 11, 2024, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** April 26, 2024

**Completeness Date:** May 8, 2024

**Notice of Application Date:** May 16, 2024

**Applicant Contact:** Yuqi Zhao, 425-678-5397, [bellevuegem@gmail.com](mailto:bellevuegem@gmail.com)

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

## Notice of Availability of Final Environmental Impact Statement (FEIS)

### NOTICE OF AVAILABILITY OF FINAL ENVIRONMENTAL IMPACT STATEMENT (FEIS)

**Project Name:** Lake Washington Wastewater Lake Line Management Plan (LWWLL)

**Proponent and Lead Agency:** City of Bellevue Utilities Department

**File Number:** 22-112187-LE

**Location of Proposal:** Lake Washington shoreline within the cities of Bellevue, Beaux Arts, Medina, Hunts Point, Yarrow Point, and unincorporated King County.

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

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

**Description of the Proposal:** Bellevue Utilities is developing a management plan to identify long-term operational and capital improvement strategies for the future repair, replacement and maintenance of the existing sewer line located underwater or on land adjacent to Lake Washington. The Lake Washington lake line system includes 14.6 miles of sewer lines, as well as 15 pump/lift stations and 8 flush stations.

**Programmatic EIS:** A “programmatic” EIS will be prepared to inform the Lake Washington Wastewater Lake Line Management Plan (LWWLL). No construction is currently planned or

proposed. Future repair, replacement or maintenance activities of the wastewater lake line and associated facilities will require separate project-level environmental review.

**Alternatives:** Note that different areas of the system may have different selected alternatives - there may not be one alternative selected for the entire Lake Washington Wastewater Lake Line system. Implementation will occur over different time horizons.

Four alternatives are evaluated in the FEIS: No Action, In-Water, On-Shore, and Upland.

A complete project description, description of alternatives and background information is available on the project website for the [Lake Washington Wastewater Lake Line Management Plan](#).

**State Environmental Policy Act (SEPA) DEIS Comment Period:** Agencies, affected tribes and members of the public were invited to comment on the DEIS between April 6 and May 8, 2023. Comments received on the DEIS and responses are included in the FEIS.

**Appeal of Environmental Determination:** Under SEPA, the adequacy of the Final EIS may be appealed only after the City of Bellevue has taken a specific governmental action, in accordance with RCW 43.21C.075 and WAC 197-11-680. Notice of the action associated with this Final EIS and specific appeal information will be provided at the time of future City action.

**Document Availability:** The Draft and Final EIS and additional background materials are available for viewing online and can be downloaded from the City's website at <https://bellevuewa.gov/city-government/departments/utilities/utilities-projects-plans-standards/capital-projects/lake-washington-line>.

**Contact Information:**

Lake Washington Wastewater Lake Line Management Plan

**Contact:** Angela Chung, COB Utilities Department, [achung@bellevuewa.gov](mailto:achung@bellevuewa.gov)

**SEPA Lead Agency Contact:**

Reilly Pittman, Environmental Planning Manager and SEPA Responsible Official,  
[rpittman@bellevuewa.gov](mailto:rpittman@bellevuewa.gov)