



Weekly Permit Bulletin

July 11, 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 Application

NOTICE OF APPLICATION

Project Name: [McWilliams Addition](#)

Location: 3520 116th Avenue NE

Neighborhood Area: Bridle Trails

File Number: 24-112916-LO

Description: Critical Areas Land Use Permit review of a proposal to remodel and expand an existing single-family house with a 770 square foot addition. The site contains Yarrow Creek, a fish-bearing stream, and associated stream buffer and structure setback. The application proposes buffer averaging and mitigation planting to offset the impacts to the buffer and structure setback.

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

SEPA: Exempt

Minimum Comment Period Ends: The minimum comment period begins on July 11, 2024 and lasts for Fourteen (14) days, ending on July 25, 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: June 5, 2024

Completeness Date: June 27, 2024

Applicant Contact: Taylor Proctor, Proctor Works; (509) 944-6630; taylor@proctorworks.com

City Planner Contact: Andy Andreotti, Assistant Land Use Planner, 425-452-6957, AAndreotti@bellevuewa.gov

NOTICE OF APPLICATION

Project Name: [Blanchette Single-Family Home](#)

Location: 1402 143rd Place NE

Neighborhood Area: Crossroads

File Number: 24-113502-LO

Description: Critical Area Land Use Permit review of a proposal to construct a single-family dwelling. The proposal would occur within a 50-foot Type F stream structure setback. A geotechnical report and critical areas report have been submitted with the application to support the proposal.

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

SEPA: Exempt

Minimum Comment Period: Beginning on 7/11/2024, lasting Fourteen (14) days, and ending on 7/25/2024, 5 PM. Comments continue to be accepted until the City issues a decision or recommendation on the application. Refer to page one for information on how to comment on a project.

Date of Application: June 17, 2024

Completeness Date: June 27, 2024

Applicant Contact: Beau Goddard, Murray Franklyn, 214-862-1462, beaug@murrayfranklyn.com

City Planner Contact: Genesis Hill, 425-452-6112, GLHill@bellevuewa.gov

NOTICE OF APPLICATION

Project Name: [Liang Hazard Tree Removal](#)

Location: 13313 SE 51st Street

Neighborhood Area: Somerset

File Number: 24-112073-GJ

Description: Land Use Application review to mitigate removal of one (1) 30" Pacific madrone tree from steep slope on southeast corner of property. The project proposes to plant two (2) 2" Western Redcedar trees.

Approvals Required: Land Use 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 July 11, 2024 and lasts for Fourteen (14) days, ending on July 25, 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 21, 2024

Completeness Date: June 26, 2024

Applicant Contact: Yujia Liang, 301-648-3546, yuechialeung@gmail.com

City Planner Contact: Sammie Kuriyama, 425-452-4107, SKuriyama@bellevuewa.gov

NOTICE OF APPLICATION

Project Name: [Earl's Place CALUP](#)

Location: 3724, 3730, and 3780 116th Avenue NE

Neighborhood Area: Bridle Trails

File Number: 24-112558-LO

Description: Critical Areas Land Use review of a proposal to modify a category II wetland buffer through buffer averaging to locate three (3) new single-family homes adjacent to 116th Avenue NE. The proposal is supported by a Critical Areas Report and a wetland report.

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

SEPA: Exempt

Minimum Comment Period Ends: The minimum comment period begins on July 11, 2024 and lasts for Fourteen (14) days, ending on July 25, 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 30, 2024

Completeness Date: June 27, 2024

Applicant: Ken Johnson

Applicant Contact: Kellen Maloney, Eastside Environmental Pros, Inc., 425-949-6659, kmaloney@wetland-consulting.com

City Planner Contact: David Wong, 425-452-4282, DWong@bellevuewa.gov

Notices of Application and Public Meeting

NOTICE OF APPLICATION AND RE-SCHEDULED PUBLIC MEETING

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

Location: 1000 – 1100 Bellevue Way NE, 10451 NE 12th Street

Neighborhood Area: Downtown

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

Description: Mixed-use project in two phases with below grade parking. First phase 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 8-story buildings, 23,683 square feet of retail/restaurants, 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 July 11, 2024 and lasts for Fourteen (14) days, ending on July 25, 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: The public meeting originally scheduled for Monday July 15th has been re-scheduled to Wednesday, August 7, 2024, at 6 PM. This meeting will be held online. There is no in-person option for this meeting. Please use the following login information to attend this meeting virtually or by phone:

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

Meeting ID: 285 625 180 653

Passcode: JmHADe

Dial in by phone: 206-452-7011

Phone conference ID: 610 445 959#

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

City Planner Contact For MDP and Phase 1: Amy Tarce, 425-452-2896, ATarce@bellevuewa.gov

City Planner Contact For Phase 2: Leticia Wallgren, 425-452-2044, LWallgren@bellevuewa.gov

NOTICE OF PUBLIC MEETING

Project Name: [Bellevue Club Residences](#)

Location: 11200 SE 6th Street

Neighborhood Area: Southwest (East Main Subarea)

File Number: 24-106276-LD, 24-106277-LP

Description: Master Development Plan and Design Review applications for a mixed-use project with two 16-story towers containing 262 residential units, and a six (6)-story podium with 87,000 square feet of amenity spaces and approximately 1150 parking spaces for residents and club members of the Bellevue Athletic Club.

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 July 11, 2024 and lasts for Fourteen (14) days, ending on July 25, 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: August 8, 2024, 6 PM; Join on your computer, mobile app or room device.

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

Teams Meeting ID: 214 298 594 747

Passcode: nTxmEe

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

Phone conference ID: 203 837 263#

Date of Application: April 8, 2024

Completeness Date: April 22, 2024

Notice of Application Date: May 23, 2024

Applicant Contact: Jon O'Hare, PCNW, 425-301-9541, jon@permitcnw.com

City Planner Contact: Amy Tarce, 425-452-2896, ATarce@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Project Name: [McKissick Parking](#)

Location: 1600 W Lake Sammamish Parkway NE, Bellevue, WA 98008

Neighborhood Area: Northeast Bellevue

File Number: 23-105265-LO

Description: Critical Areas Land Use Permit approval to construct a 745 square foot detached garage elevated on piles along Mallard Lane within a steep slope buffer and steep slope critical area. Approximately, 787 square feet of permanent impacts is proposed with approximately 107 square feet of these impacts to be located within the steep slope critical area. All impacts are proposed to be mitigated and enhanced with removal of invasive species and the planting of 1,294 square feet of native vegetation within the steep slope and the steep slope buffer areas. The project proposal includes a geotechnical report and addendums, critical areas report, and arborist report.

Decision: Approval with Conditions

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

Appeal Period Ends: 7/25/2024, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: March 13, 2023

Completeness Date: April 5, 2023

Notice of Application Date: April 13, 2023

Applicant: Ashley and Ian McKissick

Applicant Contact: Kenny Booth, The Watershed Company, 425-822-5242, kbooth@watershedco.com

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

NOTICE OF DECISION

Project Name: [Mounger Residence Pier](#)

Location: 15 Enatai Drive, Bellevue, WA 98004

Neighborhood Area: West Bellevue

File Number: 23-123556-WG

Description: Shoreline Substantial Development permit approval to repair, reconfigure, and expand an existing 259 square-foot residential deck to 850 square-feet, creating an ell, which will be supported by the installation of sixteen (16) new 8-inch steel piles. Two (2) watercraft lifts are also proposed for installation. The entire surface of the dock will be laid with approved grated-decking materials as mitigation to ensure no net loss of ecological function. No other work is proposed below the Ordinary Highwater Mark (OHWM) or within the 50-foot Shoreline Vegetation Conservation Area (VCA).

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: July 25, 2024, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: October 12, 2023

Completeness Date: October 23, 2023

Notice of Application: November 30, 2023

Applicant Contact: Zion Napier, Seaborn Pile Driving Co, 206-706-3937, permits@seabornpiledriving.com

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

NOTICE OF DECISION

Project Name: [Wolfley Addition](#)

Location: 3535 122nd Ave NE

Neighborhood Area: Bridle Trails

File Number: 24-104211-LO

Description: Critical Areas Land Use permit approval to add a single-car garage addition to an existing two-car garage. The site contains steep slope critical areas. The applicant proposes to reduce the 75-foot toe-of-slope structure setback to allow the proposed improvements.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: July 25, 2024, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: February 26, 2024

Completeness Date: March 12, 2024

Notice of Application Date: March 14, 2024

Applicant Contact: Cara Wolfley, 808-381-2597, ccwolf808@icloud.com

City Planner Contact: Andy Andreotti, 425-452-6857, AAndreotti@bellevuewa.gov