



Weekly Permit Bulletin

July 25, 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: [Newport Hills Preliminary Short Plat](#)

Location: 4004 120th Avenue SE

Neighborhood Area: Newport

File Number: 24-112825-LN

Description: Land Use Review of a proposal to subdivide one (1) existing lot within a single-family residential zoning district into two (2) lots. The property is zoned R-5.

Approvals Required: Preliminary Short Plat approval and ancillary permits and approvals.

SEPA: Exempt

Minimum Comment Period Ends: August 8, 2024, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: June 4, 2024

Completeness Date: July 15, 2024

Applicant Contact: Kevin Rech, KR Properties NW, 206-351-7801, kevin@cadehillhomes.com

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

NOTICE OF APPLICATION

Project Name: [Abraham Preliminary Short Plat](#)

Location: 14024 NE 6th Place

Neighborhood Area: Crossroads

File Number: 24-113497-LN

Description: Land Use Application for approval to sub-divide one lot in the R-2.5 land use district totaling 29,314-square feet (.6729 acres) into two lots.

Approvals Required: Preliminary Short Plat approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: August 8, 2024, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: June 17, 2024

Completeness Date: July 11, 2024

Applicant Contact: Evan Terry, Atwell, LLC, 425-803-3122, kirklandpermits@atwell-group.com

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

NOTICE OF APPLICATION

Project Name: [Miller Residence](#)

Location: 9600 SE 7th Street

Neighborhood Area: West Bellevue

File Number: 24-113878-LO

Description: Critical Areas Land Use Permit approval to demolish the existing single-family dwelling located on-site and reconstruct a new single-family dwelling within the existing footprint which is located in the critical area steep slope 50-foot top-of-slope buffer. Additionally, the applicant is proposing a stabilization wall and to reconfigure the proposed deck within the 50-foot top-of-slope buffer outside of the existing dwelling's footprint. The proposal includes mitigation planting within the steep slope buffer.

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

SEPA: Exempt

Minimum Comment Period Ends: August 8, 2024, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: June 24, 2024

Completeness Date: July 22, 2024

Applicant Contact: David Grubb, Gelotte Hommas Drivdahl Architecture, 425-828-3081, Davidg@ghdarch.com

City Planner Contact: Miranda Riordan, 425-452-6880, MRiordan@Bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Project Name: [111th Apartments](#)

Location: 11027 NE 4th Street

Neighborhood Area: Downtown

File Number: 21-111258-LD

Description: Land Use approval of a Design Review application proposing to construct an eight (8)-story multi-family residential building with 144 units, ground-level Active Use space and 101 parking stalls located in a three-level below-grade parking garage.

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: 8/8/2024, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: July 2, 2021

Notice of Application Date: August 5, 2021

Applicant Contact: Scott Douglas, Link Design Group LLC, 425-298-0080, scott.douglas@linkdesigngroup.com

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

NOTICE OF DECISION

Project Name: [Lee Pier](#)

Location: 10929 SE Lake Rd

Neighborhood Area: West Bellevue

File Number: 24-103872-WG

Description: Shoreline Substantial Development Permit approval 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.

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: August 1, 2024, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: February 20, 2024

Completeness Date: March 1, 2024

Notice of Application Date: April 15, 2024

Applicant Contact: Zion Napier, Seaborn Piledriving Co, 206-236-1700,

Permits@SeabornPileDriving.com

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

Wilburton Vision Implementation Comprehensive and Subarea Plan

Nonproject Action Name: Wilburton Vision Implementation Comprehensive and Subarea Plan Amendments (CPA).

Location: Citywide

File Number: 22-106096-AC

Description: **NOTICE IS HEREBY GIVEN that on July 23, 2024** the Bellevue City Council adopted Ordinance 6802, which amended the Comprehensive Plan's Volume 2 Wilburton/N.E. 8th Street Subarea Plan with proposed Wilburton Transit-Oriented Development (TOD) area policies and map changes in an area generally bounded by NE 12th Street on the north, Interstate 405 on the west, Lake Hills Connector on the south, and 124th Avenue NE to 118th Avenue SE to the east. Ordinance 6802 also amended the BelRed Subarea Plan policies and maps to reflect boundary changes, amended the Comprehensive Land Use Plan map with land use designation changes, and amended the Comprehensive Plan Glossary with definitions for new land use designations.

The Wilburton Vision Implementation CPA is supported and informed by the Environmental Impact Statement (EIS) prepared under the State Environmental Policy Act (SEPA), chapter 43.21C RCW, for the 2024-2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation CPA and Land Use Code Amendment. The City published the Draft EIS on April 27, 2023; and the City published the Final EIS on February 1, 2024.

The EIS included a thorough discussion and analysis of the alternatives, probable environmental consequences, and mitigation measures identified for and associated with the Comprehensive Plan Periodic Update and Wilburton Vision Implementation. The time limit for commencing an appeal of the specific City Council action adopting the Wilburton Vision Implementation CPA and

for challenging the adequacy of the EIS prepared under SEPA, as well as the statutes establishing the time limit and where an appeal may be filed, are described below.

Decision/Action: City Council adoption of Ordinance 6802, which adopted the Wilburton Vision Implementation CPA.

SEPA: The Wilburton Vision Implementation CPA is supported and informed by the EIS prepared under SEPA for the 2024-2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation CPA and Land Use Code Amendment.

Notice of Date and Place of Commencing Appeal: Pursuant to RCW 43.21C.075, RCW 36.70A.290, BCC 22.02.075.C, and LUC 20.35.440.C, the action of the City Council adopting the Wilburton Vision Implementation CPA—as well as the adequacy of the EIS prepared by the City for the 2024-2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation CPA and Land Use Code Amendment—may be appealed by filing a petition with the Growth Management Hearings Board pursuant to the requirements set forth in RCW 36.70A.290. The petition must be filed within sixty (60) days of publication of Ordinance 6802 as set forth in RCW 36.70A.290(2), so the deadline for filing the petition is September 23, 2024.

Applicant Contact: Janet Shull, Planning Manager, 425-452-5371, JShull@bellevuewa.gov

SEPA Responsible Official: Reilly Pittman, Environmental Coordinator, 425-452-4350, RPittman@bellevuewa.gov