



# Weekly Permit Bulletin

## August 1, 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](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

### RE-NOTICE OF APPLICATION

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

**Location:** 14024 NE 6<sup>th</sup> 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:** Beginning on **8/1/2024**, lasting **Fourteen (14)** days, and ending on **8/15/2024**, 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:** July 11, 2024

**Applicant Contact:** Evan Terry, Atwell, LLC, 425-803-3122, [kirklandpermits@atwell-group.com](mailto:kirklandpermits@atwell-group.com)

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

### NOTICE OF APPLICATION

**Project Name:** [Newport High School Modernization and Additions](#)

**Location:** 4333 Factoria Blvd SE

**Neighborhood Area:** Factoria

**File Number:** 24-112606-LO

**Description:** Land Use review of a Critical Areas Land Use Permit proposing to amend a prior permit (21-134304-LO) which approved expansion, modernization, and circulation improvements to Newport High School and included impacts to the steep slope critical areas on-site. This application reviews a proposed amendment to the prior approval within an isolated area. The previous approval was to place a retaining wall at the edge of the sidewalk at the top of the slope; the amended proposal includes grading of the slope and placement of an ultra block wall at the toe of the slope. The project area is along Factoria Boulevard and covers approximately 640 linear-feet of the original project area. The amendment is supported by a Geotechnical Addendum and includes revised mitigation planting.

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

**SEPA:** Determination of Non-Significance issued by Bellevue School District on December 15, 2021.

**Minimum Comment Period Ends:** Beginning on **8/1/2024**, lasting **Fourteen (14)** days, and ending on **8/15/2024**, 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 4, 2024

**Completeness Date:** July 2, 2024

**Applicant Contact:** Mark Gifford, NAC Architecture, 206-441-4522, [mgifford@nacarchitecture.com](mailto:mgifford@nacarchitecture.com)

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

## Notice of Threshold Determination

### NOTICE OF THRESHOLD DETERMINATION

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

**Location:** 13313 SE 51<sup>st</sup> Street

**Neighborhood Area:** Somerset

**File Number:** 24-112073-Gj

**Description:** Land Use review to mitigate removal of one (1) 30" Pacific madrone tree from steep slope on southeast corner of property. The project proposes to plant three (3) 2" Western Redcedar trees.

**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 15, 2024, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** May 21, 2024

**Completeness Date:** June 26, 2024

**Notice of Application Date:** July 11, 2024

**Applicant Contact:** Yujia Liang , 301- 648-3546, [yuechialeung@gmail.com](mailto:yuechialeung@gmail.com)

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

## **NOTICE OF THRESHOLD DETERMINATION**

**Project Name:** [Airfield Park Master Plan](#)

**Location:** 2997 160<sup>th</sup> Ave SE

**Neighborhood Area:** Eastgate

**File Number:** 23-117223-LM

**Description:** Non-project SEPA Review in connection with a proposed update to the Bellevue Airfield Park Master Plan, which was previously adopted by the City Council in 2012. The proposed update includes the revised or new facilities, trails, a new aquatic center of up to 160,000 square feet, parking, sport courts, and associated improvements. If the updated Airfield Park Master Plan is adopted by the City Council, then the updated Plan will guide long-term phased development of the park.

**Concurrency Determination:** N/A

**SEPA Threshold Determination:** Mitigated Determination of Non-Significance (MDNS) is issued.

**Minimum Comment Period:** Beginning on 8/1/2024, lasting Fourteen (14) days, and ending on 8/15/2024, at 11:59 PM.

**Future City Action and Appeal:** Under SEPA, the MDNS 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 any City Council adoption of the updated Airfield Park Master Plan and specific appeal information will be provided at the time of future City action on the proposal.

**Date of Application:** August 7, 2023

**Completeness Date:** September 4, 2023

**Notice of Application Date:** November 2, 2023

**Date of SEPA Threshold Determination:** August 1, 2024

**Applicant Contact:** Pam Fehrman, City of Bellevue Parks, 425-452-5224, [PFehrman@bellevuewa.gov](mailto:PFehrman@bellevuewa.gov)

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

# Notice of Decision

## NOTICE OF DECISION

**Project Name:** [Hammad Personal Training LLC](#)

**Location:** 12523 SE 7<sup>th</sup> PI

**Neighborhood Area:** Wilburton/Bel-Red

**File Number:** 24-106851-LH

**Description:** Land Use Application for approval of a Home Occupation to operate one-on-one personal training and health coaching, with all training conducted within the premises, indoors. No exterior or interior alterations of the home are proposed.

**Approvals Required:** Home Occupation Permit approval and ancillary permits and approvals

**SEPA:** Exempt

**Appeal Period Ends:** August 15, 2024, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** March 14, 2024

**Completeness Date:** April 23, 2024

**Notice of Application Date:** May 2, 2024

**Applicant:** Muhammad Haqqani, 202-288-5816, [hammadhaqqani@gmail.com](mailto:hammadhaqqani@gmail.com)

**City Planner Contact:** Sam Hunter, 425-452-4228, [shunter@bellevuewa.gov](mailto:shunter@bellevuewa.gov)