



Weekly Permit Bulletin

September 5, 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 and Public Meeting

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: [Main & Bellevue MDP and Main and Bellevue Phase 1 ADR](#)

Location: 102 Bellevue Way NE

Neighborhood Area: Downtown

File Number: 24-118664-LP and 24-118665-LD

Description: 1) A two-phased Master Development Plan to replace three existing commercial buildings with three 26-story residential towers with 449 units and approximately 756 parking stalls. 2) Phase I Design Review for a 26-story residential tower with 147 units, ground floor active uses and approximately 295 parking stalls.

Approvals Required: Master Development Plan approval, Design Review 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: Beginning on 9/5/2024, lasting Fourteen (14) days, and ending on 9/19/2024, 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.

Public Meeting: September 23, 2024, 6 PM, Microsoft Teams. Join on your computer, mobile app or room device.

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

Meeting ID: 243 416 413 602

Passcode: Zv7AWK

Dial in by phone: 206-452-7011

Phone conference ID: 384 239 764#

Date of Application: August 1, 2024

Completeness Date: August 22, 2024

Applicant Contact: Hossein Amanat, Amanat Architect, 604-433-9812,
mail@amanatarchitect.com

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

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: [High Street Residential](#)

Location: 11040 Main Street

Neighborhood Area: Downtown

File Number: 24-119093-LD

Description: Design Review application to construct a 350 unit residential building with approximately 310,800 SF of market rate and affordable units and approximately 117,200 SF of below grade parking and mechanical. A new bike lane dedication is included in the proposal along Main Street, as well as sidewalk widening to improve the right-of-way. New landscaping and trees line the street frontage, along with a new public plaza. The proposal includes 278 below grade residential parking stalls with access off Main Street.

Approvals Required: Design Review 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: Beginning on 9/5/2024, lasting Fourteen (14) days, and ending on 9/19/2024, 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.

Public Meeting: September 26, 2024, 6 PM; Virtual Teams Meeting. Join on your computer, mobile app or room device.

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

Meeting ID: 267 158 961 616

Passcode: Ugc9xo

Dial in by phone: 206-452-7011

Phone conference ID: 807 738 248#

Date of Application: August 9, 2024

Completeness Date: August 29, 2024

Applicant Contact: Jim Westcott, Weber Thompson, 206-240-2568,
jwestcott@weberthompson.com

City Planner Contact: Richard Hansen, 425-452-2739, RHansen@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Project Name: [Property Subdivision 2615 146th Avenue SE](#)

Location: 2615 146th Avenue SE

Neighborhood Area: Lake Hills

File Number: 23-114378-LN

Description: Land Use approval of a preliminary short plat to sub-divide one lot in the R-5 land use district totaling 16743 sq ft (.38 acres) into two lots.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: September 19, 2024, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: July 7, 2023

Completeness Date: July 7, 2023

Notice of Application Date: August 3, 2023

Applicant Contact: Huaqi Yin, 850-728-6158, yinhx2019@gmail.com

City Planner Contact: Jackie Donovan, Assistant Land Use Planner, 425-452-4387,
jdonovan@bellevuewa.gov