



Weekly Permit Bulletin

March 24, 2022

Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue.

Bellevue City Hall is now open for limited services and hours. For more information:
development.bellevuewa.gov

How to use this bulletin

To learn more about a project:

- Click the name of the project to view digital documentation.
- 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.

Notices of Application

NOTICE OF APPLICATION

Project Name: [City of Bellevue Transportation 2022-2033 Transportation Facilities Plan](#)

Location: City-Wide

Neighborhood Area: City-Wide

File Number: 22-102049-LM

Description: The proposed 2022-2033 Transportation Facilities Plan (TFP) is a list of 71 projects at locations around Bellevue that will support vehicular and transit mobility and building the pedestrian and bicycle networks. The TFP is the primary source for projects prioritized for implementation via the city capital budget (7-year CIP).

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: April 7, 2022, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: February 11, 2022

Completeness Date: March 11, 2022

Applicant Contact: Michael Ingram, City of Bellevue Transportation Department, 425-452-4166, mingram@bellevuewa.gov

City Planner Contact: Drew Folsom, 425-452-4441, DFolsom@bellevuewa.gov

NOTICE OF APPLICATION

Project Name: [Solomon International School](#)

Location: 1951 152nd PI NE

Neighborhood Area: Crossroads

File Number: 22-100224-LA

Description: Application for Land Use approval to establish a private secondary school use in an existing multi-tenant building. The use will accommodate up to 15 students grade 7 through 12 and approximately 8 staff members. No modification the building exterior is proposed.

Approvals Required: Conditional Use Permit 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: April 7, 2022, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: January 6, 2022

Completeness Date: February 3, 2022

Applicant: Richard Lee

Applicant Contact: Reid Shockey, Shockey Planning Group, 425-258-9308, rshockey@shockeyplanning.com

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

NOTICE OF APPLICATION

Project Name: [High Risk Madrone Removal](#)

Location: 3703 111th AVE NE, Bellevue, WA 98004

Neighborhood Area: Northwest Bellevue

File Number: 22-101706-GJ

Description: Land use review of the removal of invasive vegetation and a hazardous significant tree in a Steep Slope Critical Area. The applicant proposes converting the hazardous significant tree to a wildlife snag, planting two Douglas Fir replacement trees, and planting surrounding ground cover as mitigation.

Approvals Required: Land Use approval

SEPA: Determination of Non-Significance is expected. Refer to page three General Information Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: April 7, 2022, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: February 4, 2022

Completeness Date: March 17, 2022

Notice of Application Date: March 24, 2022

Applicant Contact: Julia Schwarz, 425-681-6067, julenska.schwarz@gmail.com

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

Notices of Application and Public Meetings

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: [Brizo](#)

Location: 1051 108th Ave NE

Neighborhood Area: Downtown

File Number: 21-134179-LD

Description: Application for Design Review approval to construct a five-story multifamily residential project with two levels of below grade parking consisting of 201 stalls and associated site improvements.

Approvals Required: Design Review approval, Land Use approval, Concurrency Review 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: April 7, 2022, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: March 31, 2022, 6 PM

Meeting Info: Join Zoom Meeting <https://cityofbellevue.zoom.us/j/99319943440>

Meeting ID: 993 1994 3440 **Passcode:** 753073

Dial-In: 253-215-8782

Date of Application: January 3, 2022

Completeness Date: March 7, 2022

Applicant: PCNW, Jon OHare, 425-301-9541, jon@permitcnw.com

City Planner Contact: Leah Chulsky, 425-452-6834, LChulsky@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: [Bellevue School District \(BSD\) Transition New Home](#)

Location: 1814 152nd Ave NE

Neighborhood Area: Crossroads

File Number: 22-101749-LD

Description: Application for Design Review approval to construct a new special school for the Evergreen Transition program operated by the Bellevue School District for 18-21 year old students with cognitive and/or physical disabilities. The school will provide a dedicated facility for vocational and life skills training curriculum and specialist resources. Work includes demolition of existing converted singled family residential structures (currently office uses), new building construction,

site and frontage improvements, and development of new bus and fire vehicle turnaround at the Highland Middle School property across the street

Approvals Required: Design Review approval, Land Use approval, Concurrency Review 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: April 7, 2022, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: March 29, 2022, 6 PM

Meeting Info: Join Zoom Meeting <https://cityofbellevue.zoom.us/j/99665123815>

Meeting ID: 996 6512 3815, **Passcode:** 328910

Dial-In: 253-215-8782

Date of Application: February 3, 2022

Completeness Date: March 7, 2022

Applicant: Bellevue School District, Jack McLeod, 425-456-4510, thomas@sm-architects.net

Applicant Contact: SMA, Thomas Wadkins, 425-455-3693, McLeodja@bsd405.com

City Planner Contact: Leah Chulsky, 425-452-6834, LChulsky@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: [10621 NE 12th Street](#)

Location: 10621 NE 12th Street

Neighborhood Area: Downtown

File Number: 22-102419-LD

Description: SRMSC202, LLC seeks Design Review approval to demolish a former hotel known as the Silver Cloud Inn along with associated surface parking to construct 239 apartment units in two, seven-story residential building on 1.23 acres. Two levels of below grade parking will be provided along with site landscaping and street frontage improvements.

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 Ends: April 7, 2022, 5 PM. Refer to page one for information on how to comment on a project.

Virtual Public Meeting: April 7, 2022, 6 PM

Join Zoom Meeting: <https://cityofbellevue.zoom.us/j/94750585564>

Meeting ID: 947 5058 5564 **Passcode:** 270058

Dial-In: 253-215-8782

Find your local number: <https://cityofbellevue.zoom.us/u/acFijnfRRe>

Join by Skype for Business: <https://cityofbellevue.zoom.us/join/94750585564>

Date of Application: February 18, 2022

Completeness Date: March 10, 2022

Notice of Application Date: March 24, 2022

Applicant: SRMSC202, LLC

Applicant Contact: Lucas Branham, Studio Meng Strazzara, 206-587-3797,
lbranham@studioms.com

City Planner Contact: Toni Pratt, 425-452-5374, TPratt@bellevuewa.gov

Notices of Decision

NOTICE OF DECISION

Project Name: 159th PI Short Plat

Location: 1039 159th PI SE

Neighborhood Area: Southeast Bellevue

File Number: 21-101721-LN

Description: Preliminary Short Plat approval to subdivide an existing parcel (18,576 square feet) into two single-family lots (9,982 and 8,593 square feet) within the R-5 zoning district.

Decision: Approval with Conditions

SEPA: Exempt

Appeal Period Ends: April 7, 2022, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: January 22, 2021

Completeness Date: March 5, 2021

Notice of Application Date: April 1, 2021

Applicant Contact: Gary Upper, Jaymarc Homes, LLC, 425-281-2706, gary@jaymarchomes.com

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

NOTICE OF DECISION

Project Name: [Leguizamon Restoration](#)

Location: 855 134th Ave NE

Neighborhood Area: Wilburton

File Number: 19-126226-LO

Description: Critical Areas Land Use Permit approval of a Vegetation Management Plan to restore impacted areas and functions of the on-site wetland and stream buffer due to unpermitted vegetation removal. The proposal is associated with an enforcement action (18-108650-EA).

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: April 7, 2022, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: October 8, 2019

Completeness Date: October 31, 2019

Notice of Application Date: November 21, 2019

Applicant: James Leguizamon, 310-367-3757, jLeguizamon@delreypropertygroup.com

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

NOTICE OF DECISION

Project Name: [COBU Factoria Conveyance Improvements](#)

Location: Factoria Blvd SE between SE 36th St and SE 38th St

Neighborhood Area: Factoria

File Number: 20-109574-LO

Description: Critical Areas Land Use Permit approval for stormwater conveyance improvements along Factoria Blvd SE between SE 36th St and SE 38th St. The proposal includes replacing an existing stormwater pipe with a larger capacity concrete box stormwater conveyance which flows into the inlet channel of Richards Creek. A new outfall structure consisting of two 60-inch pipes is proposed to replace the existing pipe. Fifteen new inlets and improvements to eight existing inlets will be located along Factoria Boulevard SE. Mitigation for permanent impacts to Richards Creek include enhancement of the Richards Creek channel and riparian buffer.

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: April 7, 2022, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: June 1, 2020

Completeness Date: June 15, 2020

Notice of Application Date: June 25, 2020

Applicant: Brandon Stimac, WSP USA

Applicant Contact: Birol Shaha, City of Bellevue Utilities, 206-409-1366, BShaha@bellevuewa.gov

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

NOTICE OF DECISION

Project Name: [Kanumuri New Pier](#)

Location: 1844 W Lake Sammamish Pkwy. SE

Neighborhood Area: West Lake Sammamish

File Number: 21-103029-WG

Description: Land Use approval of a Shoreline Substantial Development Permit to construct a new dock associated with a single-family residence with 400 square feet of overwater coverage on Lake Sammamish.

Decision: Approval with Conditions

Concurrency Determination: N/A

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

SEPA Appeal Period Ends: April 7, 2022, 5 PM. Refer to page one for information on how to appeal a project.

Shoreline Permit Appeal Period: 21-days from the date Department of Ecology receives this decision

Date of Application: February 17, 2021

Completeness Date: March 17, 2021

Notice of Application Date: March 25, 2021

Applicant: Phanindra and Jyothi Kanumuri

Applicant Contact: Mark Kushino, Waterfront Construction, 206-548-9800,
Mark@waterfrontconstruction.com

City Planner Contact: Reilly Pittman, 425-452-4350, RPittman@bellevuewa.gov