



Weekly Permit Bulletin

January 26, 2023

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 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](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 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: [1256 112th Ave NE](#)

Location: 1256 112th Ave NE

Neighborhood Area: Northwest Bellevue

File Number: 22-128433-LN

Description: Proposal to subdivide an existing lot within the Office zoning district using unit lot subdivision to create eight (8) unit lots and various easements for ingress/egress along NE 13th LN, utilities, pedestrian access, and emergency access.

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

SEPA: Exempt

Minimum Comment Period Ends: February 9, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: November 22, 2022

Completeness Date: December 16, 2022

Applicant Contact: Schuyler Tutt, Medici Architects, 425-453-9298,

schuyler@mediciarchitects.com

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

NOTICE OF APPLICATION

Project Name: Lu Short Term Rental

Location: 1211 144th Ave SE

Neighborhood Area: Southeast Bellevue

File Number: 22-129900-LH

Description: Application for Land Use approval of a Home Occupation to rent out rooms as a Short Term Rental. No exterior or interior alterations of the home are proposed.

Approvals Required: Land Use approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: February 9, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: December 8, 2022

Completeness Date: January 18, 2023

Notice of Application Date: January 26, 2023

Applicant: Zhou Lu, 425-530-1843, joelu111@hotmail.com

City Planner Contact: Sam Hunter, 425- 452-4228, shunter@bellevuewa.gov

Notices of Application and Public Meeting

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: [Alexan Eastgate](#)

Location: 3002 139th Avenue SE

Neighborhood Area: Eastgate

File Number: 22-128483-LD and 22-128484-LO

Description: Application for Land Use approval of a Design Review and Critical Areas Land Use permit to construct an eight (8)-story, Mixed-Use residential development. The proposal will include approximately 390 residential units, one (1) commercial unit, and 456 below-grade parking spaces. The proposal will modify critical area steep slopes, buffers, and structure setbacks.

Approvals Required: Design Review approval, Critical Areas Land 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: February 9, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: February 7, 2023, 6 PM

Meeting Information: Join Zoom Meeting <https://cityofbellevue.zoom.us/j/86414454226>

Meeting ID: 864 1445 4226

Passcode: 488235

Dial In: 253-215-8782

Date of Application: November 23, 2022

Completeness Date: December 22, 2022

Applicant: Chase Prepula, Trammel Crow Residential

Applicant Contact: Ian Faulds, LDC, Inc., 775-842-4755, permits@ldccorp.com

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

Notices of Decision, Recommendation and Public Hearing

NOTICE OF DECISION, RECOMMENDATION, AND PUBLIC HEARING

Project Name: Park Pointe PUD

[Project File DSD 000001 - 001393](#)

[Project File DSD 001394 - 002137](#)

Location: 7219 and 7331 Lakemont Blvd. SE

Neighborhood Area: Cougar Mountain/Lakemont

File Number: 16-143970-LK and 16-145946-LO

Description: Application for Land Use approval for a Planned Unit Development (PUD) and Critical Areas Land Use Permit for a residential development consisting of 35 single family detached residences on a 12.2 acre site, zoned R-3.5. The site includes steep slope critical areas, wetlands and streams. Coal Creek (Type F stream) borders the southwest portion of the site and there are 3 tributary (Type N) streams on site. Critical areas are proposed to be set aside in a separate tract. Two (2) existing single family residences on the site are proposed to be demolished.

Decision Issued: Approval with Conditions for Critical Areas Land Use Permit

Concurrency Determination: Certificate of Concurrency Issued

SEPA Determination: Mitigated Determination of Non-Significance is issued.

Appeal Period Ends: February 9, 2023, 5 PM. Refer to page one for how to appeal the SEPA Determination. Refer to page one for how to appeal the Critical Areas Land Use Permit Decision.

Recommendation to the Hearing Examiner: Approval with Conditions for the Planned Unit Development

Public Hearing: March 2, 2023, 6 PM; Bellevue City Hall; 450 110th Ave NE. Additional hearing dates reserved on March 9 and 10, 2023 with changes determined by the Hearing Examiner as needed.

Hearing Info: The public hearing will be conducted in a hybrid manner with both in-person and virtual attendance options. The public may participate in the hearing by providing oral comments in person at Bellevue City Hall, Council Chambers, connecting virtually via Zoom, or by submitting written comments. Click the following link to sign-up to provide oral testimony at the public

hearing: <https://bellevuewa.gov/hearing-examiner-public-hearing>. Sign-up closes at 3:00 p.m. on Thursday, March 2, 2023. Written comments can be submitted via email to hearingexaminer@bellevuewa.gov and must be received by 3:00 p.m. on Thursday, March 2, 2023.

Zoom Details: To join the public hearing using a computer or tablet, click the following link: <https://cityofbellevue.zoom.us/j/81261907590>; Passcode: 448106. From a mobile phone or land line, call 253-215-8782, Webinar ID: 812 6190 7590, Passcode: 448106.

Date of Application: October 10, 2016

Completeness Date: November 7, 2016

Notice of Application Date: December 1, 2016

Applicant: Coal Creek Holdings LLC

Applicant Contact: Jeff Lepage, 206-486-9165, lepagej@nwbf.com

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

Notices of Decision

NOTICE OF DECISION

Project Name: [Alex Studio Photography](#)

Location: 632 165th Ave NE

Neighborhood Area: Northeast Bellevue

File Number: 22-117965-LH

Description: Applicant is requesting a Home Occupation permit to have an in-home baby photography studio.

Decision: Approval with Conditions

SEPA: Exempt

Appeal Period Ends: February 9, 2023, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: September 19, 2022

Completeness Date: September 29, 2022

Applicant: Wai Shiu, 206-779-6150, alexshiu@yahoo.com

City Planner Contact: Sam Hunter, 425-452-4228, shunter@bellevuewa.gov

NOTICE OF DECISION

Project Name: [Northside Critical Area](#)

Location: 204 Northside Rd

Neighborhood Area: West Bellevue

File Number: 22-116380-LO

Description: Proposal to demolish the existing single-family residence to construct a new, 8,000 SF, two-story single-family residence with an attached garage. The scope of work includes reducing the existing critical area steep slope structure setback down to 15 feet with associated mitigation.

Decision: Approval with Conditions

SEPA: Exempt

Appeal Period Ends: February 9, 2023, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: August 15, 2022

Completeness Date: January 12, 2023

Notice of Application Date: October 6, 2022

Applicant Contact: Julian Weber, JW Architects, 206-953-1305, dpd@jwaseattle.com

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