



Weekly Permit Bulletin

May 30, 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: [Landscape Restoration](#)

Location: 4645 154th Ave SE

Neighborhood Area: Cougar Mountain/Lakemont

File Number: 24-106458-LO

Description: Application for Critical Areas Land Use Permit to remove a retaining wall constructed without permits within a critical area steep slope. Additionally, the proposal includes restoration of the steep slope through fill and replanting. This permit is required due to an enforcement action; file number 22-101150 EA.

Approvals Required: 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: June 13, 2024, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: April 8, 2024

Completeness Date: May 6, 2024

Applicant: Alberto Santamaria

Applicant Contact: Lindsey Heller, SKAPA Landscape, 206-388-8786,
LINDSEY@SKAPALANDSCAPE.COM

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

NOTICE OF APPLICATION

Project Name: [Boyd Tree Removal](#)

Location: 9621 Lake Washington Blvd. NE

Neighborhood Area: Northwest Bellevue

File Number: 24-110757-LO

Description: Removal of two significant trees in a critical area steep slope top-of-slope buffer.

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

SEPA: Exempt

Minimum Comment Period Ends: June 13, 2024, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: April 24, 2024

Completeness Date: May 16, 2024

Applicant Contact: Karen Kline, McClellan Tellone, 206-728-0480, karen@mctarch.com

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

NOTICE OF APPLICATION

Project Name: [COBT NE 40th Street Improvement](#)

Location: 14080 NE 40th Street

Neighborhood Area: Bridle Trails

File Number: 24-111215-LO

Description: Critical Areas Land Use Permit review for the City of Bellevue Transportation Department to improve NE 40th Street, a City Right-of-Way (ROW), by installing a new sidewalk and curbs, bike lanes, landscape planters, irrigation and storm drainage improvements, and retaining walls between the ROW of 140th Avenue NE to 148th Avenue NE. A portion of these improvements are within a 50-foot buffer of Valley Creek, a fish-bearing (Type F) stream, and a 150-foot buffer of a Category II Wetland. The project proposal includes a geotechnical report, and stream and wetland delineations within a critical areas report.

Approvals Required: 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: June 13, 2024, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: May 6, 2024

Completeness Date: May 21, 2024

Applicant Contact: Glen Kho, City of Bellevue Department of Transportation, 425-452-4586, GKho@bellevuewa.gov

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

Notice of Decision

NOTICE OF DECISION

Project Name: [Alexan Eastgate](#)

Location: 3002 139th Avenue SE

Neighborhood Area: Eastgate

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

Description: Design Review and Critical Areas Land Use Permit approvals to construct a new eight (8) story mixed use building containing 501,356 sf of gross floor area (391 units) and partially below grade parking with 343 parking spaces. A Type-F stream, Category III wetland, Steep slopes, associated buffers, and structure setbacks are present on the site. This includes a Critical Areas Land Use Permit with Critical Areas Report to modify a steep slope, buffer, and structure setback.

Decision: Approval with Conditions

Concurrency Determination: Certificate of Concurrency Issued

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

Appeal Period Ends: June 13, 2024, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: November 23, 2022

Completeness Date: December 22, 2022

Notice of Application Date: January 26, 2023

Applicant: Chase Prepula, Trammel Crow Residential

Applicant Contact: Tom Abbott, Solid Ground Engineering, 425-281-8234, tabbott@solidgroundpnw.com

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

NOTICE OF DECISION

Project Name: [DOE Townhomes](#)

Location: 3190 160th Avenue SE

Neighborhood Area: Eastgate

File Number: 23-114176-LD

Description: Design Review approval for the demolition of the existing office building and redevelopment of the site to include the following: construction of 11 buildings which contain three to nine attached townhome units totaling 67 units, landscaping improvements including a bike path, and frontage improvements.

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: June 13, 2024, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: July 3, 2023

Completeness Date: July 20, 2023

Notice of Application Date: August 3, 2023

Applicant Contact: Victoria Arthur, 425-827-2100 ext. 141, varthur@freiheitarch.com

City Planner Contact: Leticia Wallgren, 425-452-2044, LWallgren@bellevuewa.gov