



Weekly Permit Bulletin

September 19, 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 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: [305 108th Avenue NE](#)

Location: 305 108th Avenue NE

Neighborhood Area: Downtown

File Number: 24-119377-LD

Description: Design Review application for a 27-story residential tower with an outdoor plaza, ground and upper level active uses and four (4)- levels of below grade parking with approximately 282 parking stalls.

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 9/19/2024, lasting Fourteen (14) days, and ending on 10/3/2024, 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: 10/9/2024, 6 PM; Virtual Teams Meeting. Join on your computer, mobile app or room device.

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

Meeting ID: 230 534 740 460

Passcode: 32tueK

Dial in by phone: [206-452-7011](#)

Phone conference ID: 778 208 073#

Date of Application: August 15, 2024

Completeness Date: September 5, 2024

Applicant Contact: Jess Seung Yun Yu, Runberg Architecture Group, 206-518-5038, jessicay@runberg.com

City Planner Contact: Komal Agarwal, 425-452-7224, KAgarwal@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Project Name: BRIDGE OMFE Affordable Housing

[BRIDGE Final Issuance part #1](#)

[BRIDGE Final Issuance part #2](#)

(Large project files may take an extended time opening)

Location: 1899 120th Avenue NE

Neighborhood Area: BelRed

File Number: 23-126561-LD

Description: Design Review approval for the construction of two buildings consistent with a previously approved Master Development Plan (MDP). The proposal includes the Transit-Oriented Development (TOD) of the south portion of the Sound Transit Operations and Maintenance Facility East (OMFE) site. The project proposes two residential buildings, one five story residential building with 84 units of affordable housing, and one seven story building with 150 units of affordable housing. Other improvements include parking and landscaping. The proposal includes a separate Land Use Exemption application to assess modifications to the previously approved MDP and a forthcoming Binding Site Plan application to subdivide the land.

Decision: Approval with Conditions

Concurrency Determination: Certificate of Concurrency Issued September 19, 2024

SEPA: Sound Transit published the Link Light Rail Operations and Maintenance Satellite Facility (OMSF) Final Environmental Impact Statement (Final FEIS) on September 25, 2015. The OMSF FEIS fulfills State Environmental Policy Act (SEPA) requirements for the BRIDGE OMFE Affordable Housing project and is incorporated by reference pursuant to [BCC 22.02.037](#) and [WAC 197-11-600](#).

Appeal Period Ends: October 3, 2024, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: November 20, 2023

Completeness Date: November 29, 2023

Notice of Application Date: December 7, 2023

Applicant: Bridge Housing Corporation, Noah Rosen, 925-899-1833, nrosen@bridgehousing.com

Applicant Contact: Jon Ohare, 425-301-9541, jon@permitcnw.com

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

Notice of Non-Project City Council Action Taken Adopting Airfield Park Master Plan Update

Non-Project Action Name: [Airfield Park Master Plan Update](#)

Location: 2997 160th Avenue SE

Neighborhood Area: Eastgate

File Number: 23-117223-LM

Legislative Non-Project Decision/Action: NOTICE IS HEREBY GIVEN that on September 17, 2024, the Bellevue City Council adopted Resolution 10414, which adopted an update to the Airfield Park Master Plan. The updated Airfield Park Master Plan includes revised or new facilities, trails, a new aquatic center of up to 160,000 square feet, parking, sport courts, and associated improvements. Adoption of the update to the Airfield Park Master Plan is a non-project legislative action by the City Council that will guide long-term phased development of Airfield Park. Site-specific park design and permitting will occur in the future.

SEPA Determination: On August 1, 2024, the City's Environmental Coordinator issued a Mitigated Determination of Non-Significance (MDNS) under the State Environmental Policy Act (SEPA), chapter 43.21C RCW, in connection with the City Council's non-project action adopting the Airfield Park Master Plan Update. All necessary project-level SEPA review will occur in the future when site-specific park design and permitting applications are submitted to the City.

Notice of Action Taken: Concurrent with this notice provided under WAC 197-11-680(5), the City has published Notice of Action Taken under SEPA (RCW 43.21C.080). The Notice of Action Taken provides notice that the City of Bellevue took action to adopt the update to the Airfield Park Master Plan on September 17, 2024. The Notice of Action Taken published by the City under RCW 43.21C.080 is available [here](#).

Notice of Date for Commencing Appeal: Under RCW 43.21C.080, any action to set aside, enjoin, review, or otherwise challenge the City's issuance of the MDNS on the grounds of noncompliance with the provisions of SEPA, shall be commenced on or before November 16, 2024.

Pursuant to RCW 43.21C.075, RCW 36.70A.290, BCC 22.02.075.C, LUC 20.35.080.B, LUC 20.35.440.C, and WAC 242-030-200, the action of the City Council adopting the Airfield Park Master Plan Update, as well as the MDNS issued under SEPA for the Airfield Park Master Plan Update, may be appealed

by filing a petition with the Growth Management Hearings Board within the deadline set forth above. Such petition must satisfy the requirements set forth in RCW 36.70A.280(1)(a), RCW 36.70A.290, and WAC 242-030-200.

Applicant: Pam Fehrman, City of Bellevue Parks, 425-452-5224, PFehrman@bellevuewa.gov

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

SEPA Responsible Official: Reilly Pittman, Environmental Coordinator, 425-452-4350, RPittman@bellevuewa.gov