



Weekly Permit Bulletin

March 11, 2021

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

****IMPORTANT INFORMATION****

In order to slow the spread of the novel coronavirus (COVID-19) and minimize infections, Bellevue City Hall has been closed to public access until further notice. For more information <https://bellevuewa.gov/city-government/departments/development>

How to use this Bulletin

To learn more about a project:

- Click the name of the project to view digital plans.
- Submit online a request to review the project file <https://bellevuewa.gov/city-government/departments/city-clerks-office/public-records/development-services-records>
- Call the planner assigned to the project to make arrangements to review the project files. [Development Services Department Contacts](#)

To comment on a project:

- Send your comments in writing to the Development Services Department, and 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:

- 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, [Link to 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 Shore Hearings Board at 360-459-6327.

To receive the bulletin by email:

Access our city website at www.bellevuewa.gov and click on Permits/Zoning and Land Use/ Public Notices and Participation /Subscribe. From there you may register to receive the bulletin weekly. You will continue to receive the bulletin until you unsubscribe from this service.

How to Reach Us:

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 at 450 110th Ave NE



GENERAL INFORMATION REGARDING USE OF OPTIONAL DNS PROCESS

When the SEPA field indicates a **Determination of Nonsignificance (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

1038 89th Ave Short Plat

Location: 1038 89th Ave NE

Subarea: North Bellevue

File Number: 20-110768-LN

Description: Application for Preliminary Short Plat approval to subdivide a 33,038 square foot parcel into 2 single-family lots. The parcel is zoned R-3.5 and requires a minimum lot size of 10,000 square feet.

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

SEPA: Exempt

Minimum Comment Period Ends: March 25, 2021, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: June 25, 2020

Completeness Date: February 24, 2021

Applicant: JBeloff Homes, LLC

Applicant Contact: Josh Beloff, JBeloff Homes, LLC, 425-985-9228,

jhbeloff@hotmail.com

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

KC Coal Creek Sewer Upgrade Project

Location: The project is located in the southwestern portion of Bellevue, in the neighborhoods of Newport and Somerset. The upstream (southern) end of the project is approximately 900 feet southeast of the Red Cedar (Upper West Coal Creek) Trailhead in the Coal Creek Natural Area, on the east side of Coal Creek Parkway SE. The project generally follows Coal Creek Parkway SE to the north until reaching the downstream (northern) end at the King County Dirt Trail trailhead near I-405 and Coal Creek Parkway.

Subarea: Factoria and Newport Hills

File Number: 21-101437-LO and 21-102203-LB

Description: Land Use review of a Conditional Use Permit and Critical Areas Land Use Permit for King County Wastewater Treatment Division to replace the northern segment of King County's Coal Creek regional sewer line. The majority of the new pipe is proposed to be installed below ground using methods that are trenchless and have no above ground disturbance. Where these methods are not feasible open-cut methods are proposed to trench and install the new sewer line. This proposal also includes new and replaced local sewer lines to maintain sewer service and allow connection for properties in vicinity of the project. The existing sewer line located in and near Coal Creek is to be decommissioned and abandoned in place or physically removed where feasible. The project will impact Coal Creek, streams, wetlands, steep slopes, 100-year floodplain, vegetation that provides habitat, and buffers and setbacks that protect these critical areas. All disturbance resulting from construction is proposed to be restored and mitigation for permanent impacts provided. The project proposes to use the City of Bellevue Parks Coal Creek Trailhead parking lot for construction and staging as well as temporarily close trails in vicinity of the project during the expected construction which is anticipated to last from 2022 to 2027.

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

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: SEPA Determination of Non-Significance issued by King County on January 19, 2021.

Minimum Comment Period Ends: March 25, 2021, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: March 18, 2021, 6 PM;
Virtual Meeting

<https://cityofbellevue.zoom.us/j/95982341223>
Passcode: 241432

Date of Application: 21-101437-LO submitted on January 15, 2021 and 21-102203-LB submitted on February 1, 2021

Completeness Date: March 1, 2021

Applicant Contact: Christopher Dew, King County DNRP/WTD, 206-477-5458,
Chris.Dew@kingcounty.gov

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION

[Zheng Vegetation Management Plan](#)

Location: 5050 165th Place SE

Subarea: Newcastle

File Number: 20-123672-LO

Description: Application for Critical Areas Land Use Permit approval to remove invasive plant species and plant new native plant species within a type-F stream critical area buffer. Project is associated with Enforcement Action permit 20-114215-EA. Application is being re-noticed to correct an error in the comment period listed in the Optional DNS cover sheet.

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

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

Minimum Comment Period Ends: March 25, 2021, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: December 29, 2020

Completeness Date: February 2, 2021

Applicant Contact: Cong Zheng, 404-426-1958, ZC1988104@GMAIL.COM

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[Broadstone Bellevue Gateway](#)

Location: 11100 Main Street

Subarea: Downtown Bellevue

File Number: 19-128762-LD and 19-128763-LP

Description: Design Review and Master Development Plan approval to remove an existing office building on approximately 1.9 acres and to construct 3 buildings in one phase. The project includes a 22-story independent living building and two 7-story multifamily buildings (345 total units) with approximately 8,000 square feet of ground floor active use. 209 underground parking stalls are proposed.

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: March 25, 2021, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: November 08, 2019

Completeness Date: December 05, 2019

Notice of Application Date: January 23, 2020

Applicant Contact: Thomas Hemba, Encore Architects, 206-673-1893,
thomash@encorearchitects.com

Planner: Faheem Darab, 425-452-2731

Planner Email: fdarab@bellevuewa.gov