



# Weekly Permit Bulletin

December 9, 2021

---

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](http://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](http://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](mailto:cityclerk@bellevuewa.gov) and cc: [hearingexaminer@bellevuewa.gov](mailto: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](http://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](mailto: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](mailto: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:** [Swasand Residence](#)

**Location:** 9518 SE 15<sup>th</sup> Street

**Neighborhood Area:** West Bellevue

**File Number:** 21-121518-LO

**Description:** Application for Critical Areas Land Use Permit to demolish existing fire damaged single-family residence and construct a new single-family residence with a steep slope critical area, 50-foot top-of-slope buffer, and 75-foot toe-of-slope structure setback.

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

**SEPA:** Exempt

**Minimum Comment Period Ends:** December 23, 2021, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** October 4, 2021

**Completeness Date:** November 19, 2021

**Applicant Contact:** Tom Brown, Gelotte Hommas Drivdahl, 425-533-7998, [tomb@ghdarch.com](mailto:tomb@ghdarch.com)

**City Planner Contact:** Drew Folsom, 425-452-4441, [DFolsom@bellevuewa.gov](mailto:DFolsom@bellevuewa.gov)

### NOTICE OF APPLICATION

**Project Name:** [City of Bellevue Transportation Department 98<sup>th</sup> Avenue SE and SE 11<sup>th</sup> Street Slope Stabilization](#)

**Location:** 9600 SE 11<sup>th</sup> Street

**Neighborhood Area:** West Bellevue

**File Number:** 21-122155-LO

**Description:** Application for Critical Areas Land Use Permit approval for the construction of a new soldier pile wall at the southwest corner of the 98th Avenue SE (97th Place SE) and SE 11th Street intersection within a steep slope to prevent further moving of the slope and prevent undermining

the roadway. The project also includes the replacement of an existing water main, pavement overlay and mitigation for slope impacts.

**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:** December 23, 2021, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** October 14, 2021

**Completeness Date:** November 18, 2021

**Applicant Contact:** Chris Masek, City of Bellevue Transportation

**City Planner Contact:** Drew Folsom, 425-452-4441, [DFolsom@bellevuewa.gov](mailto:DFolsom@bellevuewa.gov)

## **Notice of Section 4(f) *de minimis* Finding**

This notice serves as an opportunity to comment on the proposal described below.

**Project:** 98<sup>th</sup> Ave SE and SE 11 St Slope Stabilization Project

**Applicant:** City of Bellevue Transportation Department

**Land Owner:** City of Bellevue Parks and Community Services Department

**Location:** Intersection of 97<sup>th</sup> PI SE & SE 11<sup>th</sup> St

### **Proposal:**

The City of Bellevue Transportation Department proposes to reconstruct of part of the intersection of 98<sup>th</sup> Ave SE (97<sup>th</sup> Place SE) and SE 11 St to stabilize an existing slope. The work includes the construction of a new wall, barrier, storm drainage improvements, watermain replacement and pavement overlay.

### **Section 4(f) Information:**

The Federal Highways Administration proposes that this project will have a *de minimis* impact on resources qualifying for protection under Section 4(f) of the US Department of Transportation Act of 1966. Section 4(f) resources include properties eligible for listing in the National Register of Historic Places, public parks, recreation areas, and wildlife refuges. A *de minimis* impact will not adversely affect the features, attributes, or activities qualifying the properties for protection under Section 4(f). Per 23 CFR 774.5(b), this opportunity is provided to comment on the *de minimis* determination for the project described above.

### **Affected Section 4(f) Properties:**

Chism Beach Park is a public recreational property owned by the City of Bellevue Parks and Community Services Department. The proposed project will partially be constructed within the boundaries of the existing Park. The project will impact approximately 1397 square feet of the park.

**Minimization Measures:**

This project is needed to preserve the existing 97<sup>th</sup> PI SE and SE 11<sup>th</sup> Streets from ongoing movement of the existing slopes. These streets serve as the primary access to Chism Beach Park and several nearby private residences. This project will stabilize the existing slope by installing a new wall below the roadway.

**Comment Period:**

Comments will be accepted and considered until 5:00 PM December 23, 2021.

Contact: Chris Masek  
PO Box 90012  
Bellevue, WA 98004  
425-452-4619  
cmasek@bellevuewa.gov

**NOTICE OF APPLICATION**

**Project Name:** [Nicholson Shoreline Improvements](#)

**Location:** 817 Shoreland Dr SE

**Neighborhood Area:** West Bellevue

**File Number:** 21-122183-WG

**Description:** Shoreline Substantial Development Permit review of a proposal to replace and re-deck an existing 771 SF residential dock, install two (2) boat lifts, repair an existing bulkhead, and install granite steps within the existing beach cove within Lake Washington. The proposal includes removal of an existing boathouse, removal of an existing watercraft lift, and shoreline mitigation planting.

**Approvals Required:** Shoreline Substantial Development 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:** January 10, 2022, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** October 14, 2021

**Completeness Date:** November 11, 2021

**Applicant:** Scott Nicholson

**Applicant Contact:** Kenny Booth, The Watershed Company, 425-822-5242,  
[kbooth@watershedco.com](mailto:kbooth@watershedco.com)

**City Planner Contact:** David Wong, 425-452-4282, [DWong@bellevuewa.gov](mailto:DWong@bellevuewa.gov)

## NOTICE OF APPLICATION

**Project Name:** [Olteanu Residence](#)

**Location:** 807, 815, 823 128<sup>th</sup> Ave SE

**Neighborhood Area:** Wilburton

**File Number:** 21-122594-LO

**Description:** Critical Areas Land Use Permit review of a proposal to construct a new single-family residence, access driveway, sports court, and other appurtenances within a Category 1 wetland, 110-foot wetland buffer, and 20-foot wetland structure setback. The proposal includes a mitigation plan and is supported by a Critical Areas Report.

**SEPA:** Exempt

**Minimum Comment Period Ends:** December 23, 2021, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** October 22, 2021

**Completeness Date:** November 19, 2021

**Applicant Contact:** Adrian Olteanu, 425-615-4766, [aolteanu@outlook.com](mailto:aolteanu@outlook.com)

**City Planner Contact:** David Wong, 425-452-4282, [DWong@bellevuewa.gov](mailto:DWong@bellevuewa.gov)

## Notices of Threshold Determination

### NOTICE OF THRESHOLD DETERMINATION

**Project Name:** [Hazard Tree Mitigation](#)

**Location:** 17002 NE 2<sup>nd</sup> Place, 206 169<sup>th</sup> Avenue NE, 284 169<sup>th</sup> Ave NE, and 274 168<sup>th</sup> Ave NE

**Neighborhood Area:** Northeast Bellevue

**File Number:** 21-118495-GJ

**Description:** Land Use Approval to remove or snag 10 hazardous trees and prune seven hazardous trees within Native Growth Protection Areas (NGPA). The site contains steep slope critical areas, buffers, and structure setbacks. Project includes mitigation planting of native trees. All debris will remain on site in the NGPA areas.

**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:** December 23, 2021, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** August 23, 2021

**Completeness Date:** September 20, 2021

**Notice of Application Date:** September 30, 2021

**Applicant Contact:** Trent Kreeck, NW Arboriculture, LLC, 425-471-2357,  
[trent.kreeck@nwarbor.com](mailto:trent.kreeck@nwarbor.com)

**City Planner Contact:** Drew Folsom, 425-452-4441, [DFolsom@bellevuewa.gov](mailto:DFolsom@bellevuewa.gov)

## Notices of Decision

### NOTICE OF DECISION

**Project Name:** [Washington Square Extended Stay Hotel](#)

**Location:** 10605 NE 9<sup>th</sup> Place

**Neighborhood Area:** Downtown

**File Number:** 20-104855-LD

**Description:** Design Review approval and SEPA Threshold Determination of Nonsignificance for an eight (8)-story extended stay hotel with 219 guest rooms and two levels of below-grade parking for 104 vehicles. The project lies within the DT-O-2-N land use district.

**Decision:** Approval with Conditions

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

**Appeal Period Ends:** December 23, 2021, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** March 16, 2020

**Notice of Application Date:** May 7, 2020

**Applicant Contact:** Aaron Converse, West 77<sup>th</sup> Partners, 425-974-7069,  
[aaron@west77partners.com](mailto:aaron@west77partners.com)

**City Planner Contact:** Mark Brennan, 425-452-2973, [MCBrennan@bellevuewa.gov](mailto:MCBrennan@bellevuewa.gov)