Weekly Permit Bulletin

October 1, 2025

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, 21 days for non-emergency rulemaking , and 30 days for shoreline.
- 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 98009-901w32

- 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.

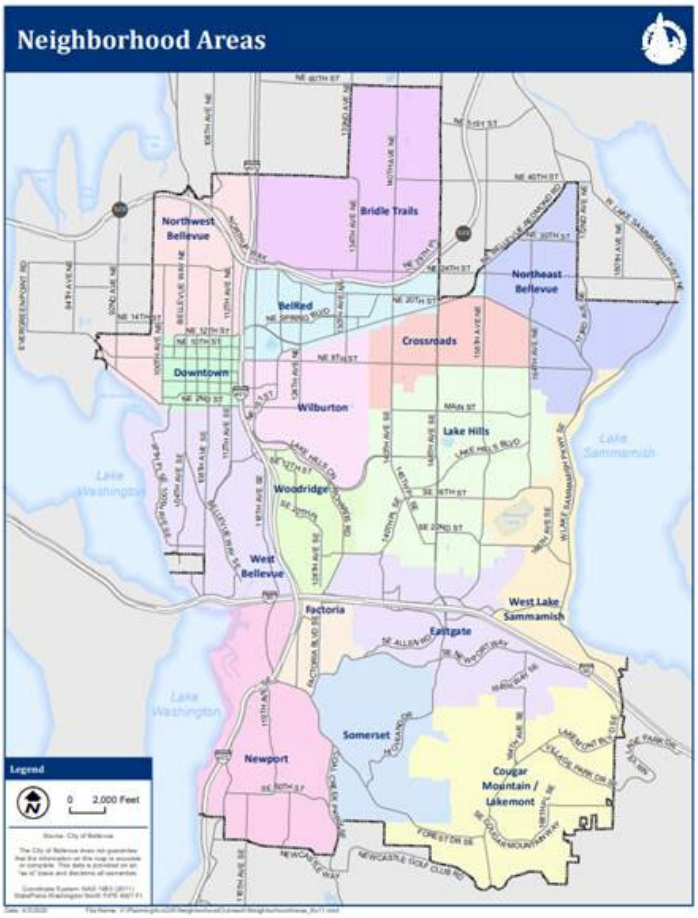
Receive the bulletin by email

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: Edgebrook Hazard Tree Removal

Location: 13454 SE Newport Way

Neighborhood Area: Factoria

File Number: 25-118890-GJ

Description: Clearing & Grading permit request to remove three (3) hazardous trees on a site with steep slopes and a stream (Sunset Creek) located at the Edgebrook Club. The removed trees will remain as wildlife habitat snags with no associated grading activity. The project is supported by an arborist assessment.

Approvals Required: Land Use approval

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

Minimum Comment Period: Beginning on 10/1/2025, lasting Fourteen (14) days, and ending on 10/15/2025, 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.

Date of Application: August 6, 2025

Completeness Date: September 19, 2025

Applicant Contact: John Cvikota, The Davey Tree Expert Company, 206-822-2059, john.cvikota@davey.com

City Planner Contact: Wayland Barton, 425-452-2725, wbarton@bellevuewa.gov

NOTICE OF APPLICATION

Project Name: Newport Hills Residence

Location: 6208 120th Ave SE

Neighborhood Area: Newport

File Number: 25-120783-LO

Description: Critical Areas Land Use Permit to build a new residence and associated improvements on a recently short-platted vacant lot containing a steep slope critical area, a steep slope critical area structure setback, Native Growth Protection Area (NGPA), and Retained Vegetation Area (RVA). The application proposes to reduce the 75-foot toe-of-slope structure setback to approximately 5 feet, with mitigation planting of trees and native vegetation proposed.

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

SEPA: Exempt

Minimum Comment Period Ends: Beginning on 10/1/2025, lasting Fourteen (14) days, and ending on 10/15/2025, 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.

Date of Application: September 2, 2025

Completeness Date: September 9, 2025

Applicant Contact: Elina Samarkina, 206-734-1057, ElinaSamarkina@gmail.com

City Planner Contact: Andy Andreotti, Assistant Land Use Planner, 425-452-6857, AAndreotti@bellevuewa.gov

Notice of Application and Public Meeting

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: 205 Tower

Location: 205 105th Ave NE

Neighborhood Area: Downtown

File Number: 25-119548-LD

Description: Request for Design Review approval to redevelop an existing restaurant site into a new 24-story mixed-use high-rise residential tower consisting of 141 dwelling units, 5,000 square feet of ground-level commercial space, and 120 podium parking spaces on a +/-0.41-acre site located at 205 105th Ave NE with DT-MU (Downtown-Mixed Use) zoning.

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 10/1/2025, lasting Fourteen (14) days, and ending on 10/15/2025, 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: 10/16/2025, 6 PM; MS Teams Virtual Meeting (see meeting information below)

Meeting Info: Join the meeting now

Meeting ID: 262 192 462 323 5

Passcode: kp9v7YW3

Dial by phone: 206-452-7011

Phone conference ID: 631 059 547#

Date of Application: August 11, 2025

Completeness Date: September 17, 2025

Applicant Contact: Zoe Jou-Yi Wang, Su Development, 425-453-8886, zoew@sudevelopment.com

City Planner Contact: Wayland Barton, 425-452-2725, wbarton@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Project Name: HoM Master Development Plan and Phase 1 & 2 Design Review
Attachments: A – H
Attachment: I. MDP Project Drawings
Attachment: I. ADR Project Drawing

Location: 103 110th Avenue NE

Neighborhood Area: Downtown

File Number: 22-111765-LP and 22-112163-LD

Description: Master Development Plan (MDP) approval for a four (4)-phase development consisting of one mid-rise residential building, two (2) residential towers, and four (4) office towers. Approval of a Design Review (ADR) for Phases 1 & 2 for the three (3) residential buildings with

associated site improvements and ground level commercial uses. The proposal is located within the DT-MU Land Use District and Perimeter Overlays A-2 and B-1.

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: 10/15/2025, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: May 18, 2022 (LP) & May 26, 2022 (LD)

Completeness Date: June 15, 2022 (LP) & June 23, 2022 (LD)

Applicant Contact: Jon Hall, GGLO, 206-551-7340, jhall@gglo.com

City Planner Contact: James Harris, 425-452-6196, jaharris@bellevuewa.gov

NOTICE OF DECISION

Project Name: S & S Short Plat

Location: 2245 145th Pl SE

Neighborhood Area: Eastgate

File Number: 23-105249-LN

Description: Land Use approval of a proposal to subdivide one (1) single-family lot into two (2) single family lots in the R-5 Land Use District.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: 10/15/2025, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: March 13, 2023

Completeness Date: April 4, 2023

Notice of Application Date: April 20, 2023

Applicant Contact: Nadeem Khan, Site Design LLC, 206-914-1966, nadeeemk65@gmail.com

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

NOTICE OF DECISION

Project Name: Rice Residence Slope Stabilization

Location: 10222 NE 31st Pl

Neighborhood Area: Northwest Bellevue

File Number: 24-110738-LO

Description: Critical Areas Land Use approval of a proposal to construct and install a soldier pile retaining wall with grouted tieback anchors to stabilize an eroding stream bank along the north side of the existing single-family residence and within a landslide hazard area, steep slope, 50-foot steep slope buffer, and a 50-foot Type-F stream buffer.

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

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: Beginning on October 1, 2025, lasting fourteen (14) days, and ending on October 15, 2025, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: April 25, 2024

Completeness Date: May 16, 2024

Notice of Application Date: May 23, 2024

Applicant: Doug Rice

Applicant Contact: Greg Guillen, CG Engineering, 425-778-8500, grego@cgengineering.com

City Planner Contact: David Wong, 425-452-4282, DWong@bellevuewa.gov

NOTICE OF DECISION

Project Name: Wang – Home Occupation Permit

Location: 1300 104th Ave SE

Neighborhood Area: West Bellevue

File Number: 25-118712-LH

Description: Land Use approval of a Home Occupation permit for short-term rental of two rooms in a single-family residence. No exterior or interior alterations of the home are proposed.

Decision: Approval

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: October 15, 2025, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: August 8, 2025

Completeness Date: August 8, 2025

Notice of Application Date: September 4, 2025

Applicant Contact: Philip Wang, 425-305-1234, pwang0@gmail.com

City Planner Contact: Angus Bevan, Senior Land Use Planner, 425-229-6607, abevan@bellevuewa.gov

NOTICE OF DECISION

Project Name: Chen – Home Occupation Permit

Location: 12657 NE 2nd St

Neighborhood Area: Wilburton

File Number: 25-118931-LH

Description: Land Use approval of a Home Occupation permit for short-term rental of two bedrooms in a single-family residence. No exterior or interior alterations of the home are proposed.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: Beginning on 10/1/2025, lasting Fourteen (14) days, and ending on 10/15/2025, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: August 6, 2025

Completeness Date: August 7, 2025

Notice of Application Date: August 28, 2025

Applicant Contact: Kunyu Chen, 650-713-7881, info@yume.us

City Planner Contact: Andy Andreotti, Assistant Land Use Planner, 425-452-6857, AAndreotti@bellevuewa.gov