



Weekly Permit Bulletin

October 29, 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](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, 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 and Public Meeting

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: [KG Wilburton Master Development Plan and Phase 1 Design Review](#)

Location: 420, 430, and 600 116th Avenue NE

Neighborhood Area: Wilburton

File Number: 25-121414-LP and 25-121319-LD

Description: Application for Master Development Plan (MDP) approval to construct a three-phased development that includes two residential towers and one residential mid-rise building with approximately 1,397 units and a 1,464,200 gross square foot office tower. The Master Development Plan total site area is 123,800 square feet (6.63 acre) and is located within the Urban Core (UC) zoning. The proposal includes construction of the Grand Connection through the center of the MDP and the Eastrail Corridor along the eastern frontage of the site. In addition, the application for the Phase 1 Design Review has been submitted which includes 2 residential buildings with approximately 625 units, 790 parking stalls, totaling 991,515 gross square feet. Improvements for Phase 1 include development of a segment of the Eastrail Corridor frontage and Grand Connection.

Approvals Required: Master Plan Development approval, 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 10/29/2025, lasting Fourteen (14) days, and ending on 11/12/2025, 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: 12/4/2025, 6 PM, MS Teams Virtual Meeting (see meeting information below)

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

Meeting ID: 215 643 954 372

Passcode: sh7HM74v

Dial in by phone 206-452-7011

Phone conference ID: 618 727 583#

Date of Application: October 9, 2025

Completeness Date: October 20, 2025

Applicant: 25-121319-LP MDP, Sarah Kennedy, SCB, 415-216-2459, sarah.kennedy@scb.com

Applicant: 25-121319-LD ADR, Scott Holbrook, KGIP, 206-423-8463, sholbrook@kgip.com

City Planner Contact: Jim Harris, 425-452-5278, jaharris@bellevuewa.gov

Notice of Threshold Determination

NOTICE OF THRESHOLD DETERMINATION

Project Name: [Nelson – Steep Slope Mitigation](#)

Location: 17102 SE Cougar Mountain Dr

Neighborhood Area: Cougar Mountain/Lakemont

File Number: 24-126683-GJ

Description: SEPA Determination of Non-significance (DNS) for unpermitted tree removal within a regulated steep slope critical area and steep slope critical area buffer. Proposed mitigation includes the replanting of several native trees, shrubs, and other vegetation and a 5-year maintenance and monitoring plan under a clearing and grading permit..

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

Appeal Period Ends: Beginning on 10/29/2025, lasting Fourteen (14) days, and ending on 11/12/2025, 5 PM. Refer to page one for information on how to appeal on a project.

Date of Application: November 14, 2024

Completeness Date: November 26, 2024

Notice of Application Date: January 16, 2025

Applicant Contact: Paul Nelson, 206-650-4420, PaulNelson1@gmail.com

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

NOTICE OF THRESHOLD DETERMINATION

Project Name: [Edgebrook Hazard Tree Removal](#)

Location: 13454 SE Newport Way

Neighborhood Area: Facteria

File Number: 25-118890-GJ

Description: SEPA Determination for a request to remove five (5) 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 and reviewed under a Clear and Grade Permit.

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

Appeal Period Ends: Beginning on 10/29/2025, lasting Fourteen (14) days, and ending on 11/12/2025, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: August 6, 2025

Completeness Date: September 19, 2025

Notice of Application: October 1, 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