



Weekly Permit Bulletin

October 8, 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

NOTICE OF APPLICATION

Project Name: [Sporting Goods Store – Home Occupation](#)

Location: 16436 SE 15th Street

Neighborhood Area: West Lake Sammamish

File Number: 25-119941-LH

Description: Review of a home occupation application. Proposal includes online and on-site retail sale of sporting goods.

Approvals Required: Home Occupation Permit approval.

SEPA: Exempt

Minimum Comment Period: Beginning on 10/8/2025, lasting Fourteen (14) days, and ending on 10/22/2025, 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 18, 2025

Completeness Date: September 17, 2025

Applicant Contact: Promila Chahal, 425-985-1711, Promilachahal.usa@gmail.com

City Planner Contact: Nohely Moreno, 425-452-6931, Nmoreno@bellevuewa.gov

Notice of Application and Public Meeting

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: [Broadstone East Wilburton](#)

Location: 12000, 12022 & 12028 NE 8th Street, and 12011 NE Bel-Red Rd

Neighborhood Area: Wilburton

File Number: 25-119884-LD

Description: Request for Design Review approval to redevelop four (4) existing parcels into a new 10-story multi-family residential apartment complex consisting of 442 dwelling units, ground-level active use spaces, and 442 subgrade parking spaces on a combined +/-2.31-acre site located at 12000, 12022 & 12028 NE 8th Street, and 12011 NE Bel-Red Rd with MU-H (Mixed-Use Highrise) 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 10/8/2025, lasting Fourteen (14) days, and ending on 10/22/2025, 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: 10/30/2024, 6 PM; Virtual (see meeting info below)

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

Microsoft Teams [Need help?](#)

Meeting ID: 281 157 468 279 0

Passcode: EW6yy2Pj

Dial in by phone: 206-452-7011

Phone conference ID: 925 904 580#

Date of Application: August 15, 2025

Completeness Date: September 24, 2025

Applicant: Urbal Architecture & Alliance Realty Partners

Applicant Contact: Jon O'Hare, PCNW, 425- 301-9541, jon@permitcnw.com

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

Notice of SEPA Determination and Public Hearing

NOTICE OF SEPA DETERMINATION AND PUBLIC HEARING

Project Name: [Critical Areas Ordinance \(CAO\) Update Land Use Code Amendment \(LUCA\)](#)

Location: City-Wide

Neighborhood Area: City-Wide

File Number: 25-116714-AD

Description: Land Use Code Amendment (LUCA) to amend the Critical Areas Overlay in LUC Part 20.25H and other related sections. Jurisdictions are required by the state to review and update their critical areas regulations to ensure compliance with the latest guidance and scientific recommendations. This includes review and potential revisions to regulations applicable to all critical areas in the city and their buffers, as well as reviewing the code for clarity and consistency. More information on the proposed LUCA can be found at <https://bellevuewa.gov/code-amendments/critical-areas-ordinance-update>

Approvals Required: Adoption of ordinance by the City Council.

SEPA: Determination of Non-Significance is issued.

Minimum Comment Period: Beginning on 10/8/2025, lasting Fourteen (14) days, and ending on 10/22/2025, 5 PM. However, SEPA comments will continue to be accepted until the City Council takes final action on the proposal. Any comments on the SEPA threshold determination may be sent to the SEPA planner contact listed below.

SEPA Planner Contact: Drew Folsom, 425-452-4441, DFolsom@Bellevuewa.gov

Any appeal of this SEPA Threshold Determination must wait until final action is taken on this proposal by the City Council (LUC 20.35.080.B). Following final action by the City Council, an appeal of the SEPA threshold determination may be filed together with an appeal of the underlying City Council action by petition to the Growth Management Hearings Board (LUC 20.35.440.C).

Public Hearing: 10/22/2025, 6:30 PM; Bellevue City Hall; 450 110th Ave NE, Bellevue, WA 98004

Hearing Info: Details on attending the meeting and providing written and oral communication at the public hearing will be provided on the published agenda and can be found at <https://bellevue.legistar.com/Calendar.aspx>.

Any person may participate in the public hearing by submitting written comments to the Planning Commission in care of Kate Nesse, Planning Manager, Community Development Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to PlanningCommission@bellevuewa.gov, before the public hearing, or by submitting written comments or signing up to make oral comments to the Planning Commission at the hearing.

Written comments will also be accepted by mail to Kirsten Mandt, Senior Planner, Development Services Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to kmandt@bellevuewa.gov.

Public Hearing Comments must be received by 5:00 PM on October 22, 2025. All written comments timely received by the Planning Manager or Senior Planner provided in this notice will be transmitted to the Planning Commission no later than the date and time of the public hearing.

Date of Application: October 23, 2024

Completeness Date: October 23, 2024

Notice of Application Date: February 27, 2025

City Planner Contact: Kirsten Mandt, 425-452-4861, KMandt@bellevuewa.gov

Notice of Threshold Determination and Recommendation

NOTICE OF THRESHOLD DETERMINATION AND RECOMMENDATION

Project Name: [SRM Affordable Housing Rezone](#)

Location: 999 118th Avenue SE

Neighborhood Area: West Bellevue

File Number: 22-118369-LQ

Description: Rezone an existing 4.55 acre site from Office/Limited Business (OLB) to Neighborhood Mixed Use (NMU) to allow for a mixed-use development proposal located on the eastern portion of a partially developed site. The rezone will provide the residential density needed by the affordable housing development to target Bellevue's workforce and families. This application will also remove Concomitant Zoning Agreement #3149 from the site.

Recommendation: Approval with Conditions

Concurrency Determination: N/A

SEPA: Determination of Non-Significance (DNS) is issued on October 8, 2025. Refer to page one for how to appeal the DNS.

SEPA Appeal Period Ends: October 22, 2025. Refer to page one for how to appeal the DNS.

Hearing Examiner Recommendation Public Hearing: November 3, 2025, 6 PM; Hybrid Hearing (see Zoom info below), Bellevue City Hall; Council Chambers, 450 110th Ave NE.

Hearing Info: The public hearing will be conducted in a hybrid manner with both in-person and virtual attendance options. The public may participate in the hearing by providing oral comments in person at Bellevue City Hall, Council Chambers, connecting virtually via Zoom, or by submitting written comments. Click the following link to sign-up to register and provide oral testimony at the public hearing: <https://bellevuewa.gov/hearing-examiner-public-hearing>. Sign-up closes at 3:00 p.m. on Monday, November 3, 2025. Written comments can be submitted via email to hearingexaminer@bellevuewa.gov and must be received by 3:00 p.m. on Monday, November 3, 2025.

Zoom Details:

Join Meeting link: <https://cityofbellevue.zoom.us/j/81477505802>

Passcode: 152137

Phone Line: 253-215-8782

Webinar ID: 814 7750 5802

Date of Application: September 26, 2022

Completeness Date: October 24, 2022

Notice of Application Date: November 3, 2022

Re-Notice of Application Date: January 16, 2025

Applicant: SRM Development

Applicant Contact: Aya Rojnuckarin, Urbal Architecture, 206-676-5640
ayar@urbalarchitecture.com

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

Notice of Decision

NOTICE OF DECISION

Project Name: [The Woodlands at Bellevue Parking Garage](#)

Location: 2802 160th Ave SE

Neighborhood Area: Eastgate

File Number: 22-114453-LD

Description: Design Review approval to construct a new four-level parking garage structure with 594 parking stalls on the existing developed site within the Single-Family Transition Zone. The proposal also includes landscaping improvements surrounding the new structure; existing landscaping surrounding the site will be retained.

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: October 22, 2025, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: July 18, 2022

Completeness Date: August 4, 2022

Notice of Application Date: August 25, 2022

Applicant: EGBW38R LLC

Applicant Contact: Owen Keeper, Lance Mueller & Associates, 206-325-2553 ext. 115,
owen@lmueller.com

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