



Weekly Permit Bulletin

November 5, 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: [Eastgate Neighborhood Area Plan Update](#)

Location: Eastgate Neighborhood Area

Neighborhood Area: Eastgate

File Number: 25-124769-AC

Description: The Eastgate Subarea Plan is being updated as part of the Great Neighborhoods program, initiated by Council in 2018. The objective of the program is to adopt plans for each neighborhood area that are relevant to their community's distinctive identity, adaptability, social connectivity and core needs with a high level of community ownership of the plan.

Approvals Required: City Council approval

SEPA: Review under the State Environmental Policy Act, chapter 43.21C RCW, is required. The Environmental Coordinator will review a SEPA checklist and information submitted in support of this Comprehensive Plan update and will issue a SEPA threshold determination as to whether the proposal is likely to result in any significant adverse environmental impact, consistent with WAC 197-11-310, at a future date.

Comment Period: Comments regarding the proposed Comprehensive Plan Amendment can be submitted. Additional comment opportunities will be provided following issuance of a SEPA Threshold Determination. Refer to page one for information on how to comment.

Date of Application: October 14, 2025

Applicant/City Planner Contact: Justin Panganiban, City of Bellevue, 425-452-7674, jpanganiba@bellevuewa.gov

SEPA Contact: Genesis Hill, 425-452-6112, GLHill@bellevuewa.gov

NOTICE OF APPLICATION

Project Name: [Factoria Neighborhood Area Plan Update](#)

Location: Factoria Neighborhood Area

Neighborhood Area: Factoria

File Number: 25-124772-AC

Description: The Factoria Subarea Plan is being updated as part of the Great Neighborhoods program, initiated by Council in 2018. The objective of the program is to adopt plans for each neighborhood area that are relevant to their community's distinctive identity, adaptability, social connectivity and core needs with a high level of community ownership of the plan.

Approvals Required: City Council approval

SEPA: Review under the State Environmental Policy Act, chapter 43.21C RCW, is required. The Environmental Coordinator will review a SEPA checklist and information submitted in support of this Comprehensive Plan update and will issue a SEPA threshold determination as to whether the proposal is likely to result in any significant adverse environmental impact, consistent with WAC 197-11-310, at a future date.

Comment Period: Comments regarding the proposed Comprehensive Plan Amendment can be submitted. Additional comment opportunities will be provided following issuance of a SEPA Threshold Determination. Refer to page one for information on how to comment.

Date of Application: October 14, 2025

Applicant/City Planner Contact: Justin Panganiban, City of Bellevue, 425-452-7674, jpanganiba@bellevuewa.gov

SEPA Contact: Jordan Borst, 425-452-6997, JBorst@bellevuewa.gov

Notice of Application and SEPA Threshold Determination

NOTICE OF APPLICATION AND SEPA THRESHOLD DETERMINATION

Project Name: [Speed Safety Camera Program Expansion](#)

Location: City-Wide

Neighborhood Area: City-Wide

File Number: 25-124658-AB

Description: Proposal to amend Bellevue City Code (BCC) Chapter 11.49, consistent with RCW 46.63.210-.260, to expand and update provisions governing the use of automated traffic safety cameras. The legislative update will broaden the scope of Bellevue's existing automated photo

enforcement program— established in 2009 to address school-zone speed and red-light violations—to include additional high-risk locations such as hospitals, parks, school walk zones, and corridors with elevated crash risk due to speeding. The amendment will also clarify administrative and accountability procedures related to citation processing and program management.

Approvals Required: City Council approval

SEPA: Determination of Non-Significance is issued.

Minimum SEPA Comment Period: Beginning on 11/5/2025, lasting Fourteen (14) days, and ending on 11/19/2025, 5 PM. Comments continue to be accepted until the City Council takes action on the proposal. Refer to page one for information on how to comment on a project.

SEPA Appeal: Per BCC 22.02.034.B this DNS shall be merged with the underlying nonproject council action. Notice of the action associated with any City Council adoption of the TFP and specific appeal information will be provided at the time of future City action on the proposal.

Date of Application: October 13, 2025

Completeness Date: October 31, 2025

Applicant Contact: Quinn Floyd, City of Bellevue Transportation Department, 425-452-2029, QFloyd@bellevuewa.gov

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

Notice of SEPA Threshold Determination

NOTICE OF SEPA THRESHOLD DETERMINATION

Project Name: [Ashwood Park Master Plan Update](#)

Location: 10875 NE 12th Street

Neighborhood Area: Downtown

File Number: 25-110354-LM

Description: Adoption of City of Bellevue Parks Department update of the Ashwood Park Master Plan. . The update includes alternative plan proposals and one preferred alternative to update the existing master plan. The preferred alternative includes 1.25 acres of open lawn and plaza; a 0.25 to 0.5 acre off-leash area (OLA); 4,000 to 8,000 square foot children's play area; two picnic shelters; an expanded path system; parking and loading zone; and enhanced planting.

Approvals Required: City Council approval

SEPA: Determination of Non-Significance is issued.

SEPA Comment Period: Comments continue to be accepted until the City Council takes action on the proposal. Refer to page one for information on how to comment on a project.

SEPA Appeal: Per BCC 22.02.034.B this DNS shall be merged with the underlying nonproject council action. Notice of the action associated with any City Council adoption of the Ashwood Park Master Plan and specific appeal information will be provided at the time of future City action on the proposal.

Date of Application: April 25, 2025

Completeness Date: May 21, 2025

Applicant Contact: Zachariah Collom, City of Bellevue Parks Department, 425-452-6454, ZCollom@bellevuewa.gov

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

NOTICE OF THRESHOLD DETERMINATION

Project Name: [VGHOA Hazardous Trees](#)

Location: 224 169th Avenue NE Lot VG3-8

Neighborhood Area: Northeast Bellevue

File Number: 25-115226-GJ

Description: Land Use approval to remove or snag seven (7) hazardous trees. The site contains steep slope critical areas, buffers, and structure setbacks. Project includes mitigation planting of native trees.

Decision: Approval with Conditions

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

Appeal Period Ends: November 19, 2025, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: June 24, 2025

Completeness Date: July 30, 2025

Notice of Application Date: August 14, 2025

Applicant: Jane Lintner, 425-442-3253, Janlin224@gmail.com

Applicant Contact: Brandy Markland, Suhrco Residential Properties, 425- 455-0900, brandym@suhrco.com

City Planner Contact: Drew Folsom, 425-452-4441, DFolsom@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Project Name: [Amity Court Multi-Family Development](#)

Location: 14400 NE Bellevue-Redmond Rd

Neighborhood Area: BelRed

File Number: 22-114102-LD

Description: Design Review approval to construct a multi-family building within the Bel-Red Overlay Design Review District. The proposal includes an eight-story building comprised of 215 residential units (including mixed-market rate and affordable), common accessory residential amenities, and 199 parking stalls. Additional improvements include right-of-way frontage improvements along Bel-Red Rd. and landscaping.

Approvals Required: Design Review approval and ancillary permits and approvals.

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: November 19, 2025, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: July 12, 2022

Completeness Date: July 28, 2022

Notice of Application Date: August 25, 2022

Applicant: Amity Court LLC

Applicant Contact: Karla Gonzalez, 360-244-4661, kgonzalez@clarkbarnes.com

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

NOTICE OF DECISION

Project Name: [City of Bellevue Parks Coal Creek Natural Area Pedestrian Bridge](#)

Location: 15502 Newcastle Golf Club Road

Neighborhood Area: Cougar Mountain/Lakemont

File Number: 25-113442-LO

Description: Approval of a Critical Areas Land Use permit to connect two existing trails within a City of Bellevue Park, Coal Creek Natural Area, by constructing a wood pedestrian bridge across a Type-F (fish-bearing) stream, Coal Creek. The pedestrian bridge will also be located within geological hazards, including steep slopes and coal mine hazards. The project includes an allowed use report, project plans, tree inventory report, geotechnical report, and a coal mine hazard review and analysis report.

Decision: Approval with Conditions

Concurrency Determination: N/A

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

Appeal Period Ends: 11/19/2025, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: June 3, 2025

Completeness Date: June 16, 2025

Notice of Application Date: July 31, 2025

Applicant Contact: Devin Melville, Facet, (425) 400-8508, dmelville@facetnw.com

City Planner Contact: Jordan Borst, 425-452-6997, JBorst@bellevuewa.gov

NOTICE OF DECISION

Project Name: [T-Mobile Replacement Tower at Bannerwood Park](#)

Location: Bannerwood Ballfield Park (13203 Lake Hills Cn & 1790 Richards Rd)

Neighborhood Area: Woodridge

File Number: 25-118653-LA

Description: Approval for an Administrative Conditional Use Permit to replace an existing Wireless Communication Facility (WCF) tower with a new 86-foot-tall monopole.

Approvals Required: Administrative Conditional Use Permit approval.

Decision: Approval with Conditions

Concurrency Determination: N/A

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

Appeal Period Ends: 11/19/2025, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: August 1, 2025

Completeness Date: August 13, 2025

Notice of Application Date: August 21, 2025

Applicant Contact: John Eder, J4 Site Solutions, Inc., 253-278-2902, john@j4sitesolutions.com

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