



Weekly Permit Bulletin

December 10, 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 and Public Meeting

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: [BelRed Master Plan](#)

Location: 13201 NE Spring Boulevard: 1405, 1509, 1515, and 1525 134th Avenue NE; 1400 and 1414 132nd Avenue NE; 13200, 13210, and 13310 NE Bellevue Redmond Road

Neighborhood Area: BelRed

File Number: 25 118982-LP and 25-120732-LO

Description: Master Development Plan and Critical Areas Land Use permit at 13201 NE Spring Boulevard in Bellevue Bel-Red Neighborhood. It's comprised of multiple parcels bounded by NE Spring Boulevard on the North, Bel-Red Road on the South, 132nd Ave NE on the West, and 134th Avenue NE on the East. The Total Site Area is 391,749 Square Feet. There are two Land-use zones on the Site. BR-RC-2 on the North and BR-CR on the South. The Project Site includes a portion of Goff Creek, A Type-F stream, that flows through the site in an underground pipe, discharging into an open channel on the South side of Bel-Red road. A New East-West Green Street (NE 15th Street) will bisect the development. The site is envisioned to include one lab research building and seven residential buildings yielding approximately 1,193 residential units. The project will ultimately provide 121,041 SF of lab research space, 47,105 SF of retail and 1,881 below grade parking spaces.

Approvals Required: Master Development Plan, 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: Beginning on December 10, 2025, lasting fourteen (14) days, and ending on December 24, 2025, 5 PM. Refer to page one for information on how to comment on a project.

Virtual Public Meeting: December 18, 2025, 6 PM; via MS Teams. Join on your computer, mobile app or room device.

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

Date of Application: August 7, 2025

Meeting ID: 256 336 261 044 57

Passcode: 5Ft6dH64

Dial-in (audio only): 206-452-7011

Phone conference ID: 491 267 185 #

Completeness Date: November 20, 2025

Applicant: Felicity Hollenbeck, Columbia Pacific Advisors

Applicant Contact: KC Kwok, Compton Design Office, 206 816 4684,
kkwok@comptondesignoffice.com

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

Notice of Decision

NOTICE OF DECISION

Project Name: [Ridgmont Short Plat](#)

Location: 16302 SE 47th Pl, 4647 164th Ave SE, 4703 164th Ave SE, and 4727 164th Ave SE

Neighborhood Area: Cougar Mountain/Lakemont

File Number: 24-113492-LN

Description: Land Use approval of a proposal to subdivide three (3) existing residential parcels into eight (8) residential parcels.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: Beginning on December 10, 2025, lasting fourteen (14) days, and ending on December 24, 2025, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: June 17, 2024

Completeness Date: July 25, 2024

Notice of Application Date: August 8, 2024 & January 9, 2025

Applicant Contact: Justin Goroch, Axea Civil, 253-208-6303, jgoroch@axeacivil.com

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