



Weekly Permit Bulletin

June 18, 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 (30 days for shoreline projects).
- 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 98009-9012

- 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 Recommendation and Public Hearing

NOTICE OF RECOMMENDATION AND PUBLIC HEARING

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

Location: Crossroads Neighborhood Area

Neighborhood Area: Crossroads

File Number: 24-123941-AC

Description: NOTICE IS HEREBY GIVEN that the Bellevue Planning Commission will hold a public hearing during its meeting on **Wednesday, July 9, 2025, at 6:30 PM** to consider the Crossroads Neighborhood Area Plan Update as an annual amendment to the Comprehensive Plan. The Crossroads 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: Following the public hearing, the Planning Commission will make a recommendation on the proposed Comprehensive Plan amendment to the City Council. The City Council will then review and take final action as described in the Land Use Code (LUC), at LUC 20.30I.130.B and, LUC 20.35.440, and the Growth Management Act, RCW 36.70A.130.

SEPA: Determination of Non-Significance (DNS). Any appeal of this SEPA Threshold Determination must wait until final action is taken on this proposal by the City Council. Following final action by the City Council an appeal for 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 20.35.250C).

SEPA Contact: David Wong, 425-452-2743, DWong@BellevueWA.gov

Public Hearing: July 9, 2025, 6:30 PM; Bellevue City Hall; 450 110th Ave NE

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, Comprehensive 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 making oral comments to the Planning Commission at the public hearing.

Written comments will also be accepted by mail to Kate Nesse, Comprehensive Planning Manager, Community Development Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to KNesse@BellevueWA.gov

All written comments timely received by the Comprehensive Planning Manager will be transmitted to the Planning Commission no later than the date and time of the public hearing.

City Planner Contact: Teun Deuling, 425-229-6534, TDeuling@BellevueWA.gov

NOTICE OF RECOMMENDATION AND PUBLIC HEARING

Project Name: [Downtown Subarea Plan Update](#)

Location: Downtown

Neighborhood Area: Downtown

File Number: 25-102194-AC

Description: NOTICE IS HEREBY GIVEN that the Bellevue Planning Commission will hold a public hearing during its meeting on **Wednesday, July 9, 2025, at 6:30 PM** to consider the Downtown Subarea Plan Update as an annual amendment to the Comprehensive Plan. The Downtown Subarea Plan is being updated to comply with the PSRC Regional Centers Framework and the Monitoring and Redesignation process for existing regional centers. The objective of the update is to update data and policies so the Downtown Regional Center can retain its designation.

Approvals Required: Following the public hearing, the Planning Commission will make a recommendation on the proposed Comprehensive Plan amendment to the City Council. The City Council will then review and take final action as described in the Land Use Code (LUC), at LUC 20.30I.130.B and, LUC 20.35.440, and the Growth Management Act, RCW 36.70A.130.

SEPA: Determination of Non-Significance (DNS). Any appeal of this SEPA Threshold Determination must wait until final action is taken on this proposal by the City Council. Following final action by the City Council an appeal for 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 20.35.250C).

SEPA Contact: Angus Bevan, 425-229-6607, ABevan@BellevueWA.gov

Public Hearing: July 9, 2025, 6:30 PM; Bellevue City Hall; 450 110th Ave NE

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, Comprehensive 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 making oral comments to the Planning Commission at the public hearing.

Written comments will also be accepted by mail to Kate Nesse, Comprehensive Planning Manager, Community Development Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to KNesse@BellevueWA.gov

All written comments timely received by the Comprehensive Planning Manager will be transmitted to the Planning Commission no later than the date and time of the public hearing.

City Planner Contact: Kate Nesse, City of Bellevue, 425-452-2042, KNesse@BellevueWA.gov

Notice of Decision

NOTICE OF DECISION

Project Name: [Wu Residence Short Plat](#)

Location: 12530 SE 52nd St

Neighborhood Area: Newport

File Number: 22-103202-LN

Description: Approval of a land use application to subdivide one (1) 15,415 SF existing residential lot within the R-5 zoning district into two (2) residential lots measuring 7,511 SF and 7,904 SF.

Decision: Approval with Conditions

SEPA: Exempt

Appeal Period Ends: 7/2/2025, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: March 8, 2022

Completeness Date: March 16, 2022

Notice of Application Date: May 19, 2022

Applicant Contact: Haizhou Wu, Property Owner, 206-693-1551, haizhouwu1@gmail.com

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

NOTICE OF DECISION

Project Name: [COBU Kelsey Creek Culvert at Lake Hills Blvd Project](#)

Location: Lake Hills Boulevard from the intersection of 150th Ave SE to the intersection of 154th Ave SE, extending south of Lake Hills Boulevard behind the houses that line 151st Ave SE, and extending into, and crossing, 151st Ave SE west of where it intersects with Lake Hills Greenbelt Trail.

Neighborhood Area: Lake Hills

File Number: 24-103410-LO & 24-103420-WG

Description: Land Use approval of a Shoreline Substantial Development Permit and Critical Area Land Use Permit for the City of Bellevue Utilities for the construction of a new fish-passable culvert, relocation of the existing gravel Lake to Lake Trail, replacement of the water main along Lake Hills Boulevard, and replacement the sewer main that borders the southwest side of Federal Field parallel to 151st Avenue SE, and mitigation and enhancement. This work is within the Lower Kelsey Creek shoreline jurisdiction.

Decision: Approval with Conditions

Concurrency Determination: N/A

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

CALUP AND SEPA Appeal Periods end: July 2, 2025, 5 PM. Refer to page one for information on how to appeal a project.

SSDP Appeal Period Ends: The appeal period for a Shoreline Substantial Development Permit is 21 days from the "date of filing" with the Department of Ecology, as defined in RCW 90.58.140(6) and WAC 173-27-130. Appeal of the decision must be made to the Washington State Shoreline Hearings Board.

Date of Application: February 8, 2024

Completeness Date: March 20, 2024

Notice of Application Date: April 11, 2024

Applicant Contact: Robert York, City of Bellevue Utilities, 425-452-6141, RYork@bellevuewa.gov

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