



Weekly Permit Bulletin

October 14, 2026

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 or email the City Planner Contact listed for each notice regarding questions about the proposal and review process.

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 98009-9012

- 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 Application

NOTICE OF APPLICATION

Project Name: [Frye Casita & Tram](#)

Location: 1223 96th Ave SE

Neighborhood Area: West Bellevue

File Number: 26-118731-LJ

Description: Review under the State Environmental Policy Act (SEPA) to allow improvements associated with a single-family residence within a steep slope critical area and the 50-foot buffers from the top-of-slope and toe-of-slope. The improvements include a new casita structure and replacement of existing stairs within the steep slope, and the addition of a personal tram with platforms at the top and toe of the slope.

Approvals Required: Land Use 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 10/14/2026, lasting Fourteen (14) days, and ending on 10/28/2026, 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 19, 2026

Completeness Date: August 31, 2026

Applicant Contact: Heidi Schmitten, Schmitten Design, 425-765-3878,
heidischmitten@gmail.com

City Planner Contact: Andrew Andreotti, 425-452-6857, aandreotti@bellevuewa.gov

NOTICE OF APPLICATION

Project Name: [Sundaram Multi-Tree Removal](#)

Location: 13633 SE 1st Street

Neighborhood Area: Lake Hills

File Number: 26-120833-GJ

Description: Removal of the following Trees: 1 Mountain Ash, 5 European Silver Birch, 1 Cherry, 1 Unknown Tree (Possibly Pacific Dogwood), 8 Bigleaf Maples, and various invasive species (e.g English Holly and english ivy). Listed trees are within the 75-ft Np Stream Type Buffer.

Approvals Required: Land Use 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 10/14/2026, lasting Fourteen (14) days, and ending on 10/28/2026, 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: September 1, 2026

Completeness Date: September 1, 2026

Applicant Contact: SeattleTreeCare, 425-458-1972, consulting@seattletreecare.org

City Planner Contact: Alfredo Corvalan, 425-452-2739, ACorvalan@bellevuewa.gov

NOTICE OF APPLICATION

Project Name: [Eastrail I-90 Segment](#)

Location: City-Wide

Neighborhood Area: City-Wide

File Number: 26-116982-LO

Description: This project will construct an approximately 1.7-mile segment of the Eastrail shared-use path. The project includes the retrofit of two existing bridges. The on-grade path is for non-motorized use only, and will be paved, lit, and ADA accessible.

Approvals Required: Critical Areas Land Use Permit approval and ancillary permits and approvals

SEPA: King County Department of Natural Resources and Parks to be SEPA Lead Agency

SEPA Contact: Bruce Benson, King County, 206-263-9377, Bruce.Benson@kingcounty.gov

Minimum Comment Period: Beginning on 10/14/2026, lasting Fourteen (14) days, and ending on 10/28/2026, 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: July 17, 2026

Completeness Date: August 31, 2026

Applicant Contact: Shannon Arms, King County Department of Natural Resources and Parks, 425-888-4297, sarms@kingcounty.gov

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

Notice of Application and Public Meeting

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: [The Legacy Gallery Design Review](#)

Location: 11217 NE 15th Street

Neighborhood Area: Northwest Bellevue

File Number: 26-120607-LD

Description: Request for Design Review approval to redevelop an existing single-family site into a new 3-story art gallery building on a +/-0.25-acre site located in the Northwest Neighborhood zoned O (Office).

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

SEPA: Exempt

Minimum Comment Period: Beginning on 10/14/2026, lasting Fourteen (14) days, and ending on 10/28/2026, 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: 11/9/2026, 6 PM; MS Teams Virtual Meeting

Meeting Info: [Click this link to join the meeting](#)

Meeting ID: 279 954 594 247 306

Passcode: RP65pS2u

Dial by phone: 206-452-7011

Phone conference ID: 328 484 386#

Date of Application: August 28, 2026

Completeness Date: September 25, 2026

Applicant Contact: Julie Cambell, CTA Design Builds, 206-286-1692, julie@ctabuilds.com

City Planner Contact: Jerroid Hopkins, 425-452-6999, JeHopkins@Bellevuewa.gov

Notice of Public Hearing and Notice of Threshold Determination

NOTICE OF PUBLIC HEARING AND NOTICE OF THRESHOLD DETERMINATION

Project Name: [BelRed Look Forward Land Use Code Amendment \(LUCA\)](#)

Location: BelRed

Neighborhood Area: BelRed

File Number: 26-104470-AD

Description: The BelRed Look Forward LUCA will update how development is regulated in the BelRed area to reflect recently adopted Comprehensive Plan policies. The draft BelRed Look Forward LUCA will involve a rewrite of existing code (Part 20.25D of the Land Use Code) and is designed to align with a new structure and framework now being used for Bellevue's mixed-use districts. This new framework builds on many of the dimensional standards, review processes, and land use allowances established through the Wilburton Vision Implementation LUCA (Part

20.25R of the Land Use Code). Under this approach, a new Part 20.25B of the Land Use Code will establish shared regulations that apply to mixed-use districts across the city, including Wilburton and BelRed. Separate overlay sections will address district-specific differences: Part 20.25C for Wilburton and Part 20.25D for BelRed. This structure creates consistency across districts while allowing each area to reflect its unique identity, goals and community priorities. The LUCA also proposes to adopt an affordable housing program for BelRed. The purpose of the proposed program is to generate the construction of, or funding or land for, affordable housing to be occupied by households at a range of income levels. In accordance with RCW 36.70A.540(2), one of the purposes of this public hearing is to receive public comment on the proposed income levels and whether they should be higher or lower than those specified in RCW 36.70A.540. The LUCA also proposes a transfer of development rights program, through development capacity from rural sending sites in King County can be transferred for use in the BelRed Subarea. One of the purposes of this public hearing is to receive public comment on the designation of sending and receiving areas under the proposed transfer of development rights program.

Public Hearing: October 28, 2026, 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 LUCA public hearing will be provided on the published agenda and can be found at <https://bellevue.legistar.com/Calendar.aspx> and in this notice.

Any person may participate in the LUCA 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, by the deadline provided in this notice. Any person may also sign up to make oral comments to the Planning Commission at the public hearing or in advance through <https://bellevuewa.gov/planning-oral-comms>.

Written comments will also be accepted by e-mail to the City Planner Contact listed below.

Minimum Comment Period: Beginning on October 14, 2026, and ending on October 28, 2026. Written comments must be received by 5:00 PM on October 28, 2026. All written comments for the public hearing that were timely received by the staff designated in this notice will be transmitted to the Planning Commission no later than the date and time of the public hearing. Oral comments may be provided at the public hearing. Written comments on the SEPA Determination of Non-Significance will continue to be accepted by the SEPA Planner Contact listed below until the City Council adopts the underlying ordinance.

SEPA: Determination of Non-Significance is issued for the LUCA. For the Process IV LUCA, this threshold determination may only be appealed through an appeal of the underlying LUCA ordinance, once adopted, within the time period provided in LUC 20.35.440.

Approvals Required: Adoption of an ordinance by the City Council.

City Planner Contact: Charlie Engel, 425-452-6164, CEngel@bellevuewa.gov

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

Notice of Intent to Request Release of Funds

NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

Project Name: [Bellevue Home Rehabilitation Program 2026-2030](#)

Location: City-Wide

Neighborhood Area: City-Wide

Description: The 2026-2030 City of Bellevue Home Rehabilitation Program will provide rehabilitation and repair of homes with approximately \$500,000 of CDBG funds, annually. Specific locations of individual housing units will be determined.

Minimum Comment Period: Beginning on October 14, 2026, lasting seven (7) plus one (1) days, and ending on October 22, 2026.

Responsible Entity: Reilly Pittman, 425-452-4350, RPittman@bellevuewa.gov

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