Weekly Permit Bulletin

November 18, 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
- Any appeal of a final City decision on shoreline substantial development permit (SSDP) is made to the State Shoreline Hearing Board as set forth in RCW 90.58.180 and must be filed within 21 days of

the date the City decision is received by the State Department of Ecology (DOE). The final City decision on the SSDP will be sent to DOE by the close of business on the date of this notice. Any appeal of a SEPA determination related to a SSDP must also be filed with the Shoreline Hearings Board. For additional information regarding shoreline appeals, please call the Shoreline Hearing Board at 360-459-6327.

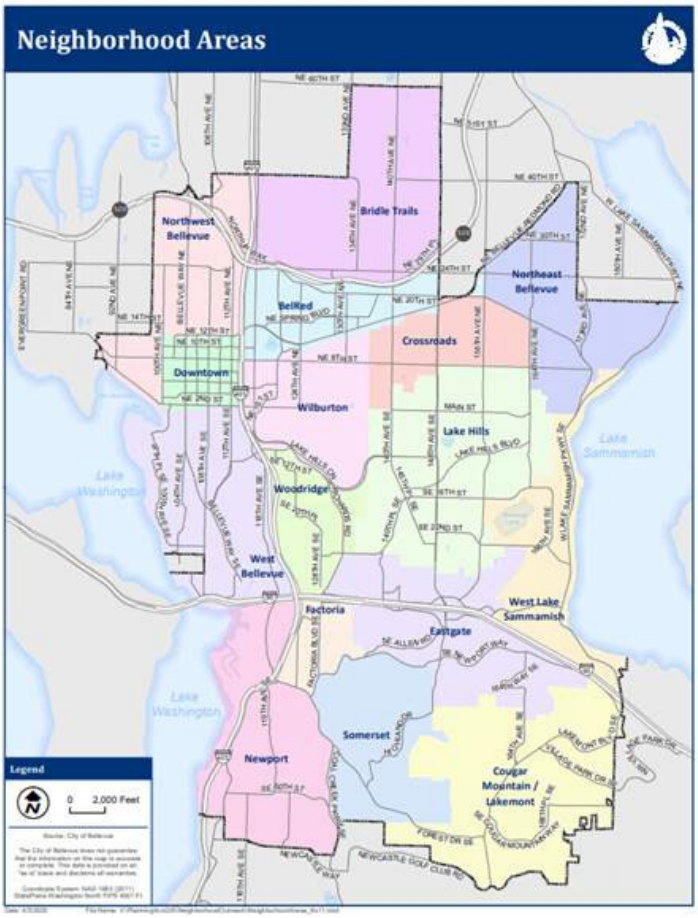
Receive the bulletin by email

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: 6210 Lake Washington Blvd Short Plat

Location: 6210 Lake Washington Boulevard SE

Neighborhood Area: Newport

File Number: 26-120652-LN

Description: Land Use review of a proposal to subdivide one (1) existing 38,121 square foot lot into five (5) lots. The property is zoned SR-4.

Approvals Required: Preliminary Short Plat approval and ancillary permits and approvals.

SEPA: Exempt

Minimum Comment Period Ends: Beginning on 11/18/2026, lasting Fourteen (14) days, and ending on 12/2/2026, 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 31, 2026

Completeness Date: October 23, 2026

Applicant Contact: Tom Abbott, 425-305-5104, permits@solidgroundpnw.com

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

NOTICE OF APPLICATION

COMPREHENSIVE PLAN AMENDMENT PROPOSAL (AC)

2027 Annual Amendments to the Bellevue Comprehensive Plan

Approvals required for proposals initiated by the public: Comprehensive Plan amendments initiated by the public are subject to a two-step process:

1) Planning Commission makes Threshold Review recommendation after public hearings. City Council takes action on those recommendations to determine which to include in the annual Comprehensive Plan amendment work program.

2) Planning Commission makes Final Review recommendations on the Comprehensive Plan amendment Work program items after public hearings. City Council evaluates those recommendations to determine which should amend the Comprehensive Plan.

The Bellevue City Council takes review action consistent with RCW 36.70A.130 and RCW 36.70A.470.

A list of the individual amendments under consideration follows. Proposed plan amendments will be subject to SEPA review if they are included in the Annual Comprehensive Plan amendment work program.

Comments on the Threshold Review will be accepted until the City Council takes action to determine applications to include in the Annual Comprehensive Plan amendment work program.

Project Name: City Center South Pedestrian Bridge CPA

Location: Downtown Subarea, City Center South District

Neighborhood Area: Downtown

File Number: 26-121283-AC

Description: This privately-initiated application proposes a text amendment to add a new policy to the City Center South section (current policies S-DT-95 through S-DT-98) of the Downtown Subarea Plan. A new policy at S-DT-99 is proposed as follows: Pedestrian bridges may be appropriate over alleys within the City Center South District, depicted on Map S-DT-3.

Date of Application: September 11, 2026

Completeness Date: September 16, 2026

Applicant: Raymond Connell, Holland Partner Group

Applicant Contact: Holly Golden, Hillis Clark Martin & Peterson, 206-470-7656, holly.golden@hcmp.com

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

NOTICE OF APPLICATION

Project Name: 4503 152nd Pl Dead Fir Removal

Location: 4503 & 4511 152nd Pl SE

Neighborhood Area: Eastgate

File Number: 26-123039-GJ

Description: Land Use review of a proposal to remove and abate one (1) hazardous 40-inch Douglas-fir tree located within a Type-F stream buffer and steep slope 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 11/18/2026, lasting Fourteen (14) days, and ending on 12/2/2026, 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 29, 2026

Completeness Date: November 2, 2026

Applicant Contact: Yanli Wu, 425-443-2540, yanliwu@gmail.com

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

NOTICE OF APPLICATION

Project Name: WACA 6226 Short-Term Rental Home Occupation

Location: 6226 122nd Ave SE Bellevue

Neighborhood Area: Newport

File Number: 26-123600-LH

Description: Application for Land Use approval of a Home Occupation permit to rent two bedrooms and common spaces as a short term rental. No exterior or interior alterations of the home are proposed.

Approvals Required: Home Occupation Permit approval, and ancillary permits and approvals.

Minimum Comment Period: Beginning on 11/18/2026, lasting Fourteen (14) days, and ending on 12/2/2026, 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: October 6, 2026

Completeness Date: October 30, 2026

Applicant Contact: Jialin Nui, WACA88 Property Management LLC, 425-428-9603, wacayunica@gmail.com

City Planner Contact: Yumi Shridhar, 425-452-2022, YShridhar@Bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Project Name: Arcadian

Location: 120 106th Avenue NE

Neighborhood Area: Downtown

File Number: 22-113780-LD

Description: Design Review approval to demolish the existing Rite Aid building and associated surface parking to construct a 19-story building with 326,185 SF of office use, and 8,887 SF of retail amenity. Four (4) levels of below grade parking will be provided with 910 parking stalls.

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: 12/2/2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: June 27, 2022

Completeness Date: September 22, 2022

Notice of Application Date: September 22, 2022

Applicant: Luke Schroeder, Schnitzer West LLC, 602-980-3354, lschroeder@schnitzerwest.com

City Planner Contact: Angus Bevan, 425-229-6607, abevan@bellevuewa.gov

NOTICE OF DECISION

Project Name: Hoolahan Pier

Location: 9528 SE Shoreland Dr

Neighborhood Area: West Bellevue

File Number: 26-106947-WG

Description: Land Use approval of an application to repair and expand an existing residential dock to 150' in length and 1,244 square feet in area. The proposal includes adding (1) platform lift, (1) watercraft lift, and (2) jet-ski lifts. Repair of existing piles and replacement of all decking with FlowThru grated decking is proposed. In order to ensure no net loss of ecological function, the existing floatplane ramp and mooring piles will be removed, a gravel beach cove will be created, and native vegetation will be planted within the Shoreline Vegetation Conservation Area (SVCA).

Decision: Approval with Conditions

Concurrency Determination: N/A

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

SEPA Appeal Period Ends: December 2, 2026, 5 PM. Refer to page one for information on how to appeal a project**.**

Shoreline Permit Appeal Ends: Twenty-one (21) days from the date of Department of Ecology receives the decision.

Date of Application: April 1, 2026

Completeness Date: May 11, 2026

Notice of Application Date: May 20, 2026

Applicant Contact: Evan Wehr, Ecco Design Inc., 206-706-3937, evan@eccodesigninc.com

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

NOTICE OF DECISION

Project Name: Eastrail - Mountains to Sound Greenway Regional Trails Connection

Location: South side of SE 32nd St. from 118th Ave SE to the west side of the train trestle and the west side of 118th Ave SE from I-90 to SE 32nd St

Neighborhood Area: West Bellevue

File Number: 26-114712-LO

Description: Critical Areas Land Use Permit approval to construct a new sidewalk or paved shoulder on the south side of SE 32nd St. from 118th Ave SE to the west side of the train trestle and a shared-use path along the west side of 118th Ave SE from I-90 to SE 32nd St. The project will impact steep slopes, wetland buffers, and structure setbacks. Proposed mitigation is a combination of on-site buffer enhancement.

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: 12/2/2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: June 25, 2026

Completeness Date: July 17, 2026

Notice of Application Date: September 23, 2026

Applicant Contact: Sara Haile, City of Bellevue Transportation, 425-452-7835, shaile@bellevuewa.gov

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

Notice of Threshold Determination

NOTICE OF THRESHOLD DETERMINATION

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. To remediate any impacts, the proposal will replant a total of 13 trees within the 75-ft Np stream type buffer.

Decision: Approval

Concurrency Determination: N/A

SEPA: Determination of Non-Significance.

Appeal Period Ends: 12/2/2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: September 1, 2026

Completeness Date: September 1, 2026

Notice of Application Date: October 14, 2026

Applicant Contact: Seattle Tree Care, 425-458-1972, consulting@seattletreecare.org

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