



Weekly Permit Bulletin

March 25, 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: [Douglas Fir Tree Removal](#)

Address: 1300 187th Ave NE

Neighborhood Area: Northeast Bellevue

Description: Removal of one Douglas Fir tree on a steep slope from a single family residence.

File Number: 26-101423-GJ

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 Ends: Beginning on 3/25/2026, lasting Fourteen (14) days, and ending on 4/8/2026, 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: January 27, 2026

Completeness Date: March 16, 2026

Applicant Contact: Daniel Stivers, ldstivers@comcast.net

City Planner Contact: Jim Harris, 425-452-5278, JAHarris@bellevuewa.gov

NOTICE OF APPLICATION

Project Name: [6910 & 6930 169th Ave SE Variance Request](#)

Location: 6910 & 6930 169th Ave SE

Neighborhood Area: Cougar Mountain/Lakemont

File Number: 26-104087-LS and 26-104088-LS

Description: Application for Land Use Code Variance to increase the allowed building height on two neighboring lots proposed for single-family development. The variances are requested at the addresses listed above and the increases are proposed at 9.16-feet (for a maximum building height of 27.5-feet) and 5.68-feet (for a maximum building height of 28.58-feet), respectively.

Approvals Required: Land Use Code Variance approval and ancillary permits and approvals.

SEPA: Exempt

Minimum Comment Period: Beginning on 3/25/2026, lasting Fourteen (14) days, and ending on 4/8/2026, 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: February 19, 2026

Completeness Date: March 12, 2026

Applicant Contact: Seth Hale, 206-300-5339, seth@n5architecture.com

City Planner Contact: Komal Agarwal, 425-452-7224, KAgarwal@bellevuewa.gov

Notice of Application and Public Meeting

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: [Belle Vista \(aka 112th and Main\)](#)

Location: 100 112th Avenue NE

Neighborhood Area: Downtown

File Number: 26-103995-LD

Description: Application for Design Review to construct four office towers in 2 phases on property located on 112th Avenue NE, between NE 2nd to the north and Main Street to the south. This is a resubmittal of a previously-approved Design Review, file no. 21-132031-LD, 112th and Main (Belle Vista). The total site area is 213,175 square feet. Phase 1 would redevelop the southern portion of the site and include two (2) - 14-story office towers with a total of 550,666 square feet of office and 26,865 square feet of retail. Phase 2 would redevelop the north portion of the site and include one (1) - 14-story office tower and one (1) - 13-story office tower with a total of 509,540 square feet of office and 12,030 square feet of retail. Both phases will include ground floor active uses and will support five (5) levels of below grade parking for approximately 2,100 parking stalls. Additional improvements for the project include outdoor plaza space, a through block pedestrian connection, landscaping and lighting. The Project is located within the Downtown-OLB-South Land Use District. The project scope from this previous approval will not be changed with this application as the applicant is seeking re-approval of their Design Review application under the current Land Use Code 20.30F.190 which allows for extended approval (three years with two, two year extensions) than what was approved under Design Review 21-132031-LD. No changes will occur to the existing Master Development Plan associated with the same project, per file no. 21-122609-LP.

Approvals Required: Design Review 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 3/25/2026, lasting Fourteen (14) days, and ending on 4/8/2026, 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 Date: 4/9/2026, 6 PM; Online only

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

Meeting ID: 288 507 009 578 43

Passcode: Aw3we9Hg

Dial by phone: 206-452-7011

Phone conference ID: 763 145 036#

Date of Application: February 18, 2026

Completeness Date: March 17, 2026

Applicant Contact: Jon O'Hare, PCNW, 425-301-9541, jon@permitcnw.com

City Planner Contact: Amy Tarce, 425-452-2896, ATarce@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: [Altaire at East Main Affordable Housing Development](#)

Location: 995 118th Ave SE

Neighborhood Area: Richards Valley

File Number: 26-104071-LD

Description: Request for Design Review approval to redevelop a partially built hotel into a new seven (7)-story multi-family residential apartment complex consisting of 146 affordable dwelling units and 95 parking spaces on 4.55-acre development site located at 995 118th Ave SE with Neighborhood Mixed-Use (NMU) zoning.

Approvals Required: Design Review 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 3/25/2026, lasting Fourteen (14) days, and ending on 4/8/2026, 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: 4/9/2026, 6 PM; MS Teams Virtual Meeting (see meeting information below)

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

Meeting ID: 282 493 819 133 93

Passcode: z6hn7Wb2

Dial by phone: 206-452-7011

Phone conference ID: 28 219 4361#

Date of Application: February 19, 2026

Completeness Date: March 16, 2026

Applicant Contact: Jon O'Hare, PCNW, 425-301-954, jon@permitcnw.com

City Planner Contacts: Wayland Barton, 425-452-2725, WBarton@bellevuewa.gov

Andrew Andreotti, 425-452-6857, AAndreotti@bellevuewa.gov

Notice of Application and Public Hearing

NOTICE OF APPLICATION AND PUBLIC HEARING

Project Name: [Public Private Partnership Development Agreement LUCA](#)

Location: City-Wide

Neighborhood Area: City-Wide

File Number: 26-105856-AD

Description: NOTICE IS HEREBY GIVEN that the Bellevue City Council will hold a public hearing during its regular meeting on Tuesday, April 14, 2026 at 6:00 PM to consider a Land Use Code Amendment (LUCA) to implement provisions to establish a development agreement (DA) pathway specifically for projects involving public-private partnerships (P3). This LUCA will allow for greater zoning and development flexibility when the city has ownership or control of property or is a major funder of a project, in order to advance city policy priorities such as affordable housing, sustainability, and economic development.

Approvals Required: Adoption of ordinance by the City Council

SEPA: Exempt

Minimum Comment Period: Beginning on 3/25/2026, lasting Fourteen (14) days, and ending on 4/8/2026, 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 Hearing: 4/14/2026, 6 PM; Bellevue City Hall; 450 110th NE, Bellevue, WA 98004

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>.

Meetings are wheelchair accessible. American Sign Language (ASL) interpretation and language translation are available upon request. Please email councilcoordinators@bellevuewa.gov or phone 425-452-7810 or 711 (TDD Relay Service) at least 48 hours in advance if you require either of those services. Assisted Listening Devices are also available upon request at the meeting location.

Any person may participate in the public hearing by submitting written comments to the City Council in care of Charmaine Arredondo, City Clerk, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to cityclerk@bellevuewa.gov, before the public hearing, or by submitting written comments or signing up to make oral comments to the City Council at the hearing.

Written comments will also be accepted by mail to Charlie Engel, Senior Planner, Development Services Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to cengel@bellevuewa.gov.

Comments must be received by 3:00 PM on April 14, 2026. All written comments timely received by the City Clerk or Senior Planner provided in this notice will be transmitted to the City Council no later than the date and time of the public hearing.

Date of Application: March 18, 2026

Completeness Date: March 18, 2026

Notice of Application Date: March 25, 2026

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

Notice of Threshold Determination

NOTICE OF THRESHOLD DETERMINATION

Project Name: [12524 SE 47th Pl Cao](#)

Location: 12524 SE 47th Pl

Neighborhood Area: Newport

File Number: 25 127719-GJ

Description: A Land Use approval to remove one (1) hazardous landmark tree from within a steep slope critical area. The project arborist proposes to plant one (1) red alder within the steep slope critical area as replacement/mitigation. The project proposal includes an arborist report.

Decision: Approval with Conditions

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

Appeal Period Ends: April 8, 2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: December 2, 2025

Completeness Date: February 10, 2026

Notice of Application Date: February 18, 2026

Applicant Contact: Dana Ledford, 206-486-7790, dana@soundtreecarellc.com

City Planner Contact: Komal Agarwal, 425-452-7224, KAgarwal@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Project Name: [Bellevue North Master Development Plan \(MDP\)](#)

Location: 1000, 1100 & 1028 Bellevue Way NE, 1111 106th Ave NE, and 10575 NE 12th Street

Neighborhood Area: Downtown

File Number: 24-112324-LP

Description: Master Development Plan approval consisting of two phases to construct four (4) mixed-use residential buildings on a combined 4.22-acre site located in the Downtown City Center North Neighborhood zoned DT-MU (Downtown Mixed-Use) with perimeter overlays A-2 and B-1.

Approvals Required: Master Development Plan approval

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: 4/8/2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: May 24, 2024

Completeness Date: June 14, 2024

Notice of Application Date: June 27, 2024

Applicant Contact: Chris Dana, GGLO Architects w/ Wallace Properties, 206-679-1223, cdana@gglo.com

City Planner Contact: Wayland Barton, 425-452-2725, WBarton@Bellevuewa.gov