



# Weekly Permit Bulletin

April 1, 2026

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Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue.

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## 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 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](mailto:cityclerk@bellevuewa.gov) and cc: [hearingexaminer@bellevuewa.gov](mailto: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](http://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](mailto: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](mailto: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:** [AMLI Spring District Block 15](#)

**Location:** 12343 NE Spring Boulevard (Parcel/Block 15)

**Neighborhood Area:** BelRed

**File Number:** 26-104597-LD

**Description:** Design Review proposal to construct an eight-story multi-family residential building comprising of 296 market-rate residential units, 326-below grade parking stalls, with site amenities, which include outdoor/rooftop courtyards and approximately 2,000 net square feet of retail/commercial on the ground level. The project proposal includes outdoor landscaping, and other associated improvements.

**Approvals Required:** Design Review approval, Concurrency Review 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 4/1/2026, lasting Fourteen (14) days, and ending on 4/15/2026, 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:** 4/15/2026, 6 PM; Virtual Microsoft Teams Virtual Meeting  
Join on your computer, mobile app or room device.

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

**Microsoft Teams** [Need help?](#)

**Meeting ID:** 248 201 650 831

**Passcode:** Hd7sv38s

**Dial in by phone:** 206-452-7011

**Phone conference ID:** 451 601 912#

**Date of Application:** March 2, 2026

**Completeness Date:** March 11, 2026

**Applicant Contact:** Jon Hall, GGLO, 206-551-7340, [JHall@gglo.com](mailto:JHall@gglo.com)

**City Planner Contact:** Genesis Hill, 425-452-6112, [GLHill@bellevuewa.gov](mailto:GLHill@bellevuewa.gov)

## Notice of Decision

### NOTICE OF DECISION

**Project Name:** [Kanon](#)

**Location:** 222 112<sup>th</sup> Ave NE, 330 12<sup>th</sup> Ave NE, 399 114<sup>th</sup> Ave NE, and 345 114<sup>th</sup> Ave NE

**Neighborhood Area:** Downtown

**File Number:** 22-127949-LD & 22-127959-LP

**Description:** Master Development Plan and A Design Review approvals to construct two office towers located on one central podium. The towers will be 15 stories and constructed in two phases. It will provide 960 parking stalls and contain 640,086 square feet of office area, 5,668 square feet of retail, and 13,964 square feet of restaurant.

**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:** 4/15/2026, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** 22-127949-LD; November 17, 2022, and 22-127959-LP; November 18, 2022

**Completeness Date:** December 1, 2022

**Notice of Application Date:** December 22, 2022

**Applicant Contact:** Jarod Kurzner, Gensler, 425-523-7248, [jarodkurzner@gensler.com](mailto:jarodkurzner@gensler.com)

**City Planner Contact:** Angus Bevan, 425-229-6607, [abevan@bellevuewa.gov](mailto:abevan@bellevuewa.gov)

## NOTICE OF DECISION

**Project Name:** [Maryhill Addition Short Plat Amendment](#)

**Location:** 11040 Main Street

**Neighborhood Area:** Downtown

**File Number:** 25-113873-LF

**Description:** Approval to amend Maryhill Additions Short Plat to remove a 10' wide utility easement and remove restrictions on the face of the plat.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** 4/15/2026, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** June 11, 2025

**Completeness Date:** June 23, 2025

**Notice of Application Date:** March 11, 2026

**Applicant Contact:** Tom Mun, Trammel Crow, 206-694-5822, [tmun@trammelcrow.com](mailto:tmun@trammelcrow.com)

**City Planner Contact:** Angus Bevan, Senior Planner, 425-229-6607, [abevan@bellevuewa.gov](mailto:abevan@bellevuewa.gov)

## NOTICE OF DECISION

**Project Name:** [Fang Lan 2 Story Addition](#)

**Location:** 4621 Somerset Pl SE

**Neighborhood Area:** Somerset

**File Number:** 25-116099-LO

**Description:** Critical Areas Land Use Permit approval to construct a 520 square foot addition to an existing single-family residence. 511 square feet of the addition is located within the 50-foot critical area steep slope buffer. 524 square feet of mitigation planting within the steep slope buffer is proposed.

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

**Decision:** Approval

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** 4/15/2026, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** July 2, 2025

**Completeness Date:** August 29, 2025

**Notice of Application Date:** September 10, 2025

**Applicant:** Fang Lan

**Applicant Contact:** Traci Sitzmann, 452-753-6238, [tracil@sun-spaces.com](mailto:tracil@sun-spaces.com)

**City Planner Contact:** Janice Ton, 425-452-6120, [JTon@bellevuewa.gov](mailto:JTon@bellevuewa.gov)