



Weekly Permit Bulletin

June 3, 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: [4th St SFR](#)

Location: 12505 SE 4th Place

Neighborhood Area: Wilburton

File Number: 26-108842-LO

Description: Critical Areas Land Use Permit review to construct a new single-family residence located within a steep slope critical area buffer.

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

SEPA: Exempt

Minimum Comment Period: Beginning on 6/3/2026, lasting Fourteen (14) days, and ending on 6/17/2026, 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: April 17, 2026

Completeness Date: May 18, 2026

Applicant Contact: Weicheng Li, 217-417-0473, Leeweicheng@gmail.com

City Planner Contact: Nohely Moreno, 425-452-6931, NMoreno@Bellevuewa.gov

NOTICE OF APPLICATION

Project Name: [Nguyen Residence](#)

Location: 3724 116th Avenue NE

Neighborhood Area: Northwest Bellevue

File Number: 26-109848-LO

Description: Critical Areas Land Use Permit review to construct one (1) single-family residence on an undeveloped property containing a Category II Wetland, it's associated 110-ft buffer and 15-ft structure setback; a Type-F stream, it's 100-ft buffer and 20-ft structure setback; and the 100-yr Special Flood Hazard Area (SFHA). The applicant proposes averaging the wetland buffer, reducing the buffer to a minimum of 89 feet. A 10-ft reduction of the structure setback is also proposed to accomodate the proposed residence. The project includes an arborist report, critical areas report, and geotechnical report.

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

SEPA: Exempt

Minimum Comment Period: Beginning on 6/3/2026, lasting Fourteen (14) days, and ending on 6/17/2026, 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: April 23, 2026

Completeness Date: April 29, 2026

Applicant Contact: Ha Nguyen, Property Owner, 253-310-6316, hanguyen31@yahoo.com

City Planner Contact: Jordan Borst, 425-452-6997, JBorst@bellevuewa.gov

NOTICE OF APPLICATION

Project Name: [Ottinger Residence](#)

Location: 10315 SE 30th Street

Neighborhood Area: West Bellevue

File Number: 26-110176-LO

Description: Critical Areas Land Use Permit review to construct a 120 square foot residential addition to an existing single-family residence within a 50-foot top-of-slope buffer. The project proposal includes a geotechnical and critical areas reports.

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

SEPA: Exempt

Minimum Comment Period: Beginning on 6/3/2026, lasting Fourteen (14) days, and ending on 6/17/2026, 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: April 29, 2026

Completeness Date: May 12, 2026

Applicant Contact: Brad Sturman, Sturman Architects, 425-451-7003, brads@sturmanarchitects.com

City Planner Contact: Jordan Borst, 425-452-6997, JBorst@bellevuewa.gov

Notice of Application and Public Meeting

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: [520 Overlake Townhomes](#)

Location: 14451 NE 24th Street

Neighborhood Area: BelRed

File Number: 26-101804-LP, 26-101805-LD, and, 26-106616-LD

Description: Applications for Land Use review of a Master Development Plan and Design Reviews to redevelop a 8.7 acre site with 172 townhomes and internal roadways in two phases. Phase 1 contains 87 units of townhomes and Phase 2 contains 85 units of townhomes.

Approvals Required: Master Development Plan, 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 Ends: Beginning on 6/3/2026, lasting Fourteen (14) days, and ending on 6/17/2026, 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.

Virtual Public Meeting: June 10, 2026, 6 PM; Virtual Meeting. Join on your computer, mobile app, or room device.

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

Meeting ID: 274 694 644 939 986

Passcode: 7L6SA97B

Dial-in (audio only): [206-452-7011](tel:206-452-7011)

Phone Conference ID: 627 995 486#

Dates of Applications: February 3, 2026 and April 24, 2026

Completeness Dates: March 25, 2026 and May 15, 2026

Applicant Contact: Tatyana Sirotinsky, Dahlin Architecture, Planning, Interiors, 206-635-4164, Tatyana.Sirotinsky@dahlingroup.com

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

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: [PMB Medical Office Building](#)

Location: 50 and 100 116th Ave SE

Neighborhood Area: Wilburton

File Number: 26-108840-LD

Description: Design Review proposal to construct a six (6) story medical office building that is 377,442 gross square feet, above five (5) levels of parking consisting of 480 parking stalls. Site amenities include a plaza/courtyard on the ground level, outdoor landscaping, and other associated improvements.

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 6/3/2026, lasting Fourteen (14) days, and ending on 6/17/2026, 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.

Virtual Public Meeting: 6/24/2026, 6:00 PM; MS Teams meeting join by computer, phone or mobile device.

Meeting Information: [Join Meeting by clicking on this link](#)

Meeting ID: 283 920 567 910 40

Passcode: Fr62uw7E

Dial-In by phone: 206-452-7011

Phone conference ID: 444 957 543#

Date of Application: April 20, 2026

Completeness Date: May 15, 2026

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

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

Notice of Decision

NOTICE OF DECISION

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

Location: 100 112th Avenue NE

Neighborhood Area: Downtown

File Number: 26-103995-LD

Description: Design Review approval 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 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 14-story office tower and one 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 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.

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: 6/17/2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: February 18, 2026

Completeness Date: March 17, 2026

Notice of Application Date: March 25, 2026

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

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