



Weekly Permit Bulletin

July 1, 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: [The Kelsey Apartments](#)

Location: 929 118th Avenue SE

Neighborhood Area: West Bellevue

File Number: 26-112219-LD and 26-112194-WG

Description: Design Review and Shoreline Substantial Development permits to demolish an existing 32,000 SF retail building and construct an 8-story, 356,800 SF, 222-unit apartment building with 279 parking stalls on a 1.66 acre site (72,406 SF) within the Neighborhood Mixed Use District (NMU) land use district. Approximately 7,000 SF of the northwest corner of the site is within the Urban Conservancy (UC) Shoreline Environment.

Approvals Required: Design Review approval, Shoreline Substantial Development Permit 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 7/1/2026, lasting Thirty (30) days, and ending on 7/31/2026, 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: May 28, 2026

Completeness Date: June 16, 2026

Applicant Contact: Michael Willis, American Capital Group, 206-503-1303, mwills@acg.com

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

Notice of Application and Public Meeting

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: [Hyatt House Bellevue](#)

Location: 1300 116th Avenue NE

Neighborhood Area: Wilburton

File Number: 26-109893-LD

Description: Request for Design Review approval to construct a new extended-stay hotel with three (3) parking levels providing 133 stalls and six (6) floors containing 174 hotel rooms. The proposal also include a large ground level hotel lobby and amenities as well as frontage improvements on 116th avenue. The site is located in the MU-H (Mixed-Use Highrise) zoning district.

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 7/1/2026, lasting Fourteen (14) days, and ending on 7/15/2026, 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: 7/13/2026, 6:00 PM via MS Teams; MS Teams. Join on your computer or mobile app.

Meeting Info: [Join Meeting here](#)

Meeting ID: 229 321 611 415 7

Passcode: dw34sH62

Dial in by phone: 206-452-7011

Phone conference ID: 757 686 522#

Date of Application: April 24, 2026

Completeness Date: June 16, 2026

Applicant Contact: Jeff Williams, Johnson Braund, Inc., 206-204-0508, jeffw@johnsonbraund.com

City Planner Contact: Sammie Kuriyama, 425-452-4107, SKuriyama@bellevuewa.gov

Notice of Recommendation and Public Hearing

NOTICE OF RECOMMENDATION AND PUBLIC HEARING COMPREHENSIVE PLAN AMENDMENT PROPOSAL (AC)

Project Name: [Evans Plaza CPA](#)

Location: 13815 NE 24th St

Neighborhood Area: Bridle Trails

File Number: 25-121477-AC

Description: NOTICE IS HERBY GIVEN that the Bellevue Planning Commission will hold a public hearing during its meeting on Wednesday, July 22, 2026, at 6:30 PM to consider the privately initiated Evans Plaza Comprehensive Plan Amendment as an annual amendment to the Comprehensive Plan.

This privately initiated application proposes a site-specific Comprehensive Plan Amendment on five parcels from General Commercial to Lowrise 2 Mixed Use. Staff recommend an alternative Lowrise 1 Mixed Use land use designation.

Geographic Scope: The geographic scope of the proposed amendment was previously expanded to include one parcel (parcel number 272505-9167) immediately adjacent to the proposed amendment site.

Approvals Required: Planning Commission recommendation. Following the public hearing, the Planning Commission will make a recommendation on the proposed Comprehensive Plan amendment to the City Council. The City Council will then review and take final action as described in the Land Use Code (LUC), at LUC 20.30I.130.A and, LUC 20.35.440, and the Growth Management Act, RCW 36.70A.130.

Staff Recommendation: Recommend a site-specific amendment from General Commercial to Lowrise 1 Mixed Use for approval.

SEPA: Determination of Non-Significance is issued. Any appeal of this SEPA Threshold Determination must wait until final action is taken on this proposal by the City Council. Following final action by the City Council an appeal for the SEPA threshold determination may be filed together with an appeal of the underlying City Council action by petition to the Growth Management Hearings Board (LUC 20.35.250C).

SEPA Contact: Drew Folsom, 425-452-4441, DFolsom@BellevueWA.gov

Public Hearing: Wednesday, July 22, 2026, at 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 public hearing will be provided on the published agenda and can be found at <https://bellevue.legistar.com/Calendar.aspx>

Any person may participate in the public hearing by submitting written comments to the Planning Commission in care of Kate Nesse, Comprehensive Planning Manager, Community Development Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to PlanningCommission@BellevueWA.gov before the public hearing, or by submitting written comments or making oral comments to the Planning Commission at the public hearing.

Written comments will also be accepted by mail to Kate Nesse, Comprehensive Planning Manager, Community Development Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to KNesse@BellevueWA.gov

All written comments timely received by the Comprehensive Planning Manager will be transmitted to the Planning Commission no later than the date and time of the public hearing.

Date of Application: September 15, 2025

Completeness Date: September 16, 2025

Notice of Application Date: December 31, 2025

Applicant: Steve Malsam, Wakefield Properties

Applicant Contact: Jessica Clawson, McCullough Hill, 206-313-0981, jessie@mhseattle.com

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

NOTICE OF RECOMMENDATION AND PUBLIC HEARING COMPREHENSIVE PLAN AMENDMENT PROPOSAL (AC)

2026 Annual Amendments to the Bellevue Comprehensive Plan

Project Name: [Transportation Element Conformance](#)

Location: Citywide

Neighborhood Area: City-Wide

File Number: 26-106401-AC

Description: NOTICE IS HEREBY GIVEN that the Bellevue Planning Commission will hold a public hearing during its meeting on Wednesday, July 22, 2026, at 6:30 PM to consider the City-initiated Transportation Element Conformance Comprehensive Plan amendment as an annual amendment to the Comprehensive Plan.

The proposed amendment seeks to incorporate limited amendments to the Transportation Element to ensure conformance between the Comprehensive Plan and the recently updated Mobility Implementation Plan (MIP) and Transportation Facilities Plan (TFP), as well as references to those plans elsewhere in the Comprehensive Plan.

Approvals Required: Following the public hearing, the Planning Commission will make a recommendation on the proposed Comprehensive Plan amendment to the City Council. The City Council will then review and take final action as described in the Land Use Code (LUC), at LUC 20.30I.130.B and, LUC 20.35.440, and the Growth Management Act, RCW 36.70A.130.

SEPA: Exempt

Public Hearing: July 22, 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 public hearing will be provided on the published agenda and can be found at <https://bellevue.legistar.com/Calendar.aspx>.

Any person may participate in the public hearing by submitting written comments to the Planning Commission in care of Kate Nesse, Comprehensive Planning Manager, Community Development Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to PlanningCommission@BellevueWA.gov before the public hearing, or by submitting written comments or making oral comments to the Planning Commission at the public hearing.

Written comments will also be accepted by mail to Kate Nesse, Comprehensive Planning Manager, Community Development Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to KNesse@BellevueWA.gov.

All written comments timely received by the Comprehensive Planning Manager will be transmitted to the Planning Commission no later than the date and time of the public hearing.

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

Notice of Decision and Threshold Determination

NOTICE OF DECISION AND THRESHOLD DETERMINATION

Project Name: [Bellevue Square Utility Reroute Noise Variance](#)

Location: Bellevue Way NE Right-of-Way between NE 6th Street and NE 4th Street and NE 4th Street ROW between Bellevue Way NE and the Midblock Crossing.

Neighborhood Area: Downtown

File Number: 26-108778-LS

Description: Request for a Noise Variance related to nighttime utility and paving work within the right-of-way along Bellevue Way NE from NE 6th Street to NE 4th Street and on NE 4th Street between Bellevue Way and the Midblock Crossing.

Work is associated with permits 23-118448 GD and 23-118449 UE. The duration of the work is expected to occur between August 10th and September 18, 2026, beginning Monday evenings and concluding on Friday mornings.

Approvals Required: Variance approval and ancillary permits and approvals.

Decision: Approval with Conditions

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

Appeal Period Ends: 7/15/2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: April 16, 2026

Completeness Date: May 4, 2026

Notice of Application Date: May 13, 2026

Applicant Contact: Jeff Hammon, GLY Construction, 425-495-2339, Jeff.Hammond@gly.com

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