



Weekly Permit Bulletin

July 22, 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: [Nord Marine Boat Lift](#)

Location: 3911 Lake Washington Blvd SE

Neighborhood Area: Newport

File Number: 26-114068-WE

Description: Land Use review of a proposal to install one (1) ground-based boat lift at Slip A-36 at Newport Yacht Basin within Lake Washington.

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 July 22, 2026, lasting fourteen (14) days, and ending on August 5, 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: June 11, 2026

Completeness Date: July 9, 2026

Applicant Contact: Jeff Nord, 425-919-3437, jsnord@hotmail.com

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

Notice of Application and Public Meeting

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: [North Blocks Design Review](#)

Location: 1209 124th Avenue NE

Neighborhood Area: BelRed

File Number: 26-115221-LD

Description: Design Review proposal to construct two 8-story, 79-foot tall residential buildings on Blocks 1 and 2 of the Spring District within the BelRed-Office/Residential 1 (BR-OR-1) land use district and a new local road. Block 1 midrise building consists of 251 units, 289 parking stalls, 210,558 SF floor area and 3.29 FAR on a 64,844 square foot site. Block 2 midrise building consist of 304 units, 348 parking stalls, 286,033 SF floor area and 3.08 FAR on a 92,949 square foot site.

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 7/22/2026, lasting Fourteen (14) days, and ending on 8/5/2026, 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: 8/5/2026, 6 PM; Virtual Meeting via Microsoft Teams

Meeting Info: [Click this link to join meeting](#)

Meeting ID: 296 764 969 678 456

Passcode: Mu6q9ym7

Dial in by phone: 206-452-7011

Phone conference ID: 112 148 617#

Date of Application: July 6, 2026

Completeness Date: July 13, 2026

Applicant Contact: Carolyn Wennblom, Wright Runstad & Company, 206-805-5830, cwennblom@wrightrunstad.com

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

Notice of Recommendation and Public Hearing

NOTICE OF RECOMMENDATION AND PUBLIC HEARING

Project Name: [EverGlen Village - Rezone](#)

Location: 12500 NE 10th Place

Neighborhood Area: Wilburton

File Number: 26-109056-LQ

Description: Rezone request of 12500 NE 10th PI from Professional Office (PO) to Mixed Use Residential – Midrise (MUR-M).

Recommendation: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Hearing Examiner Recommendation Public Hearing: August 20, 2026, 6PM; Bellevue City Hall, Council Chambers, 450 110th Ave NE, Bellevue, WA and via Zoom.

Hearing Information: The public hearing will be conducted in a hybrid manner with both in-person and virtual attendance options. The public may participate in the hearing by providing oral comments in person at Bellevue City Hall, Council Chambers, connecting virtually via Zoom, or by submitting written comments.

Click the following link to sign-up to register and provide oral testimony at the public hearing: <https://bellevuewa.gov/hearing-examiner-public-hearing>. Sign-up closes at 5:00 p.m. on Thursday, August 20, 2026. Written comments can be submitted via email to hearingexaminer@bellevuewa.gov and must be received by 5:00 p.m. on Thursday, August 20, 2026.

Zoom Details: To join the public hearing using a computer or tablet, click the following link: <https://cityofbellevue.zoom.us/j/89784410419>

Passcode: 901119

Dial In from a mobile phone or land line: 253-215-8782

Webinar ID: 897 8441 0419

Passcode: 901119

Date of Application: April 22, 2026

Completeness Date: May 7, 2026

Notice of Application Date: May 27, 2026

Applicant: Inky Haley, Rice Fergus Miller, 360-362-1450, ihaley@rfmarch.com

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

Notice of Final Rule Adoption

NOTICE OF FINAL RULE ADOPTION

Name of Rule: [Affordable Commercial Director's Rule](#)

Location: City-wide

Neighborhood Area: City-Wide

Description: The Affordable Commercial Director's Rule adopts rules for the implementation of the Affordable Commercial Amenity Incentive provided by Part 20.25R LUC and Affordable Commercial Floor Area Ratio (FAR) exemption provided by Parts 20.25F1, 20.25I, and 20.25P LUC. The Rule defines "operating expenses" and "qualified business" relating to the incentive and lays out covenant requirements for projects proposing to use the incentive or FAR exemption. Notice of Proposed Rulemaking was published on August 14, 2025, and public comment was collected on the proposed rule during a twenty-one (21) calendar day comment period. Once adopted, Director's Rules are available online: <https://bellevuewa.gov/city-government/departments/development/codes-and-guidelines/directors-rules>.

SEPA: The final rule is categorically exempt as a procedural action under WAC 197-11 800(19)(a).

City Planner Contact: Mathieu Menard, 425-452-5264, MMenard@bellevuewa.gov