



Weekly Permit Bulletin

July 29, 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: [BelRed Arts Development Agreement](#)

Location: 1500 130th Ave NE

Neighborhood Area: BelRed

File Number: 26-116876-LM

Description: The purpose of this notice is to inform the public that the City has commenced environmental review under the State Environmental Policy Act (SEPA) for the proposed adoption of a Development Agreement. The proposed Development Agreement is authorized by Land Use Code (LUC) 20.30C.020.C and includes several modifications to applicable LUC requirements. It is anticipated that proposed modifications will address building and site design standards, changes to dimensional requirements, a reduction in required parking, and allowances for additional ground-floor uses.

Concurrent with City environmental review under SEPA, the Development Agreement will be presented to the City Council for consideration at a future Council meeting. The City Council will also hold a public hearing to receive and consider public comments before taking any final action on the proposal. Notice of the public hearing and notice of the SEPA threshold determination will be provided at a future date.

Approvals Required: City Council final action on the Development Agreement.

SEPA: Review under the State Environmental Policy Act, chapter 43.21C RCW, is required and a SEPA environmental checklist is included with this notice for review and comment. The Environmental Coordinator will review the checklist and information submitted to the City during the comment period and will issue a SEPA threshold determination as to whether the proposal is likely to result in any significant adverse environmental impact, consistent with WAC 197-11-310, at a future date.

Minimum Comment Period: Comments can be submitted regarding the SEPA review. Additional comment opportunities will be provided following issuance of a SEPA Threshold Determination. Refer to page one for information on how to comment on a project.

Date of Application: July 17, 2026

Completeness Date: July 20, 2026

Notice of Application Date: July 29, 2026

Applicant Contact: BRIDGE Housing Corporation, Ryan Martyn, 503-396-2654, rmartyn@bridgehousing.com

City Planner Contact: Leticia Wallgren, 425-452-2044, LWallgren@bellevuewa.gov

Notice of Temporary Public Safety Facility Approval

NOTICE OF TEMPORARY PUBLIC SAFETY FACILITY APPROVAL

Project Name: [Safe Parking Facility at Newport Presbyterian Church](#)

Location: 4010 120th Ave SE

Neighborhood Area: Newport

File Number: 26-102130-LR

Description: The proposal is for a Temporary Public Safety Facilities permit to expand the preexisting safe parking facility at the Newport Presbyterian Church site pursuant to Land Use Code (LUC) 20.20.850. The requested expansion of the existing Safe Parking Facility was submitted in connection with the City's Safe Parking Pilot Program and in alignment with City Council direction. The Safe Parking Pilot Program offers an off-street place to park and case management services to households that use their vehicles as their sole place of residence.

Decision: Approval with Conditions

SEPA: Determination of Non-Significance (DNS), under Permit No. 26-102178 LM, is issued concurrently with this Temporary Public Safety Facility approval.

Appeal: This Temporary Public Safety Facility Permit Decision may be appealed to Superior Court by filing a land use petition meeting the requirements set forth in Chapter 36.70C RCW. There is no administrative appeal of this Decision under Chapter 20.35 LUC.

Date of Application: February 10, 2026

Completeness Date: March 10, 2026

Date of Notice of Decision: July 29, 2026

Applicant: Linda Hunter, Newport Presbyterian Church

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

Notice of Decisions and Recommendations for Public Hearing

NOTICE OF DECISIONS AND RECOMMENDATIONS FOR PUBLIC HEARING

Project Name: [Bellewood Townhomes](#)

Location: 2233 & 2229 112th Ave NE, Bellevue, WA 98004

Neighborhood Area: Northwest Bellevue

File Numbers: 25-106648-LQ, 25-106741-LB, 25-106578-LD, 25-106740-LO

Description: Proposed redevelopment of an existing office site into a new townhome community consisting of 42-units. Project includes a steep slope buffer modification, Conditional Use Permit, Design Review and modifications to an existing Concomitant Zoning Agreement (CZA) all located on a combined +/-3.2-acre site zoned O (Office) within a transition overlay.

Director Decisions: Approval with Conditions

Director Recommendations: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: 8/12/2026, 5 PM. Refer to page one for information on how to appeal a project.

Hearing Examiner Public Hearing: 8/27/26, 6 PM; Hybrid hearing (see Zoom info below), Bellevue City Hall , Council Chambers, 450 110th Ave NE, Bellevue, WA.

Hearing Info: 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 27, 2026. Written comments can be submitted via email to

hearingexaminer@bellevuewa.gov and must be received by 5:00 p.m. on Thursday, August 27, 2026.

Zoom Meeting Link: [Click on this link to join meeting](#)

Passcode: 842648

Phone Dial-In Number: 253-215-8782

Webinar ID: 862 972 101 21

Date of Application: March 18, 2025

Completeness Date: April 11, 2025

Notice of Application Date: April 17, 2025

Applicant: William Lindgren, Freiheit Architecture

Applicant Contact: 425-827-2100, wlundgren@freiheitarch.com

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

Notice of Threshold Determination

NOTICE OF THRESHOLD DETERMINATION

Project Name: [Safe Parking Facility](#)

Location: 4010 120th Ave SE

Neighborhood Area: Newport

File Number: 26-102178-LM

Description: The underlying proposal is for a Temporary Public Safety Facilities permit to expand the preexisting safe parking facility at the Newport Presbyterian Church site pursuant to Land Use Code (LUC) 20.20.850. The City of Bellevue Office of Housing and the Church are pursuing use of the Newport Presbyterian Church site for a Safe Parking Facility in connection with the City's Safe Parking Pilot Program and in alignment with City Council direction. The Safe Parking Pilot Program offers an off-street place to park and case management services to households that use their vehicles as their sole place of residence. A permit application for land use approval of the proposed expansion of the Safe Parking Facility at the site, as a Temporary Public Safety Facility (File No. 26-102130-LR), has also been approved in association with this project.

SEPA Threshold Determination: Determination of Non-Significance (DNS) is issued.

Appeal Period Deadline for DNS: 8/12/2026

Date of Application: February 10, 2026

Completeness Date: March 6, 2026

Notice of Application Date: March 18, 2026

Notice of SEPA Threshold Determination: July 29, 2026

Applicant: City of Bellevue- Office of Housing

Applicant Contact: Nico Quijano, 425-229-5819, NQuijano@bellevuewa.gov

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

NOTICE OF THRESHOLD DETERMINATION

Project Name: [Reimann Hazrdous Tree Removal](#)

Location: 8 Skagit Ky, Bellevue, WA 98006

Neighborhood Area: Newport

File Number: 25-129732-GJ

Description: Removal of two (2) decaying, Hazardous Quaking Aspens.

Decision: Approval with Conditions

SEPA: Determination of Non-Significance

Appeal Period Ends: 8/12/2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: December 16, 2025

Completeness Date: June 16, 2026

Notice of Application Date: June 24, 2026

Applicant Contact: Kaustubh Deo, 608 Partner Tree Services LLC, 206-714-9835, team@bloomatree.com

City Planner Contact: Alfredo Corvalan, 425-452-2739, ACorvalan@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Project Name: [Home Occupation - Inner Vitality](#)

Location: 12105 NE 33rd St, Bellevue, WA 98005

Neighborhood Area: Bridle Trails

File Number: 26-106805-LH

Description: Review of a Home Occupation application. The home occupation will include an appointment-only professional service within the existing attached garage.

Decision: Approval

SEPA: Exempt

Appeal Period Ends: 8/12/2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: March 31, 2026

Completeness Date: May 5, 2026

Notice of Application Date: May 20, 2026

Applicant Contact: Alice Kuntz; Inner Vitality PLLC, 425-445-0908, Alicekuntz@gmail.com

City Planner Contact: Christopher Hsing, 425-229-6734, CHsing@bellevuewa.gov

NOTICE OF DECISION

Project Name: [Ottinger Residence](#)

Location: 10315 SE 30th Street, Bellevue, WA 98004

Neighborhood Area: West Bellevue

File Number: 26-110176-LO

Description: Approval of a Critical Areas Land Use Permit to construct a 147 square-foot addition to an existing single-family residence within a 50-foot top-of-slope buffer, reducing the buffer to 15 feet. The applicant also proposes to remove invasive species and plant approximately 294 square feet of native enhancement planting as mitigation with this proposal.

Decision: Approval with Conditions

SEPA: Exempt

Appeal Period Ends: 8/12/2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: April 29, 2026

Completeness Date: May 12, 2026

Notice of Application Date: June 3, 2026

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

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