



Weekly Permit Bulletin

August 5, 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: [0730-0731 Short Plat](#)

Location: 10425 SE 22nd Street

Neighborhood Area: West Bellevue

File Number: 26-112421-LN

Description: Divide one existing residential parcel into two unit-lots. The intended lots will contain two detached single-family residences.

Approvals Required: Preliminary Short Plat approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period: Beginning on 8/5/2026, lasting Fourteen (14) days, and ending on 8/19/2026, 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 2, 2026

Completeness Date: July 20, 2026

Applicant Contact: Victor Sung, on behalf of MN Custom Homes, 425-429-6645, permits@mncustom.com

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

NOTICE OF APPLICATION

Project Name: [Horseshoe Estates Short Plat](#)

Location: 13436 NE 47th Street

Neighborhood Area: Bridle Trails

File Number: 26-114335-LN

Description: Preliminary Conservation Short plat application to subdivide a 48,049 square foot (1.1 acres) lot with critical area steep slope buffers, zoned Large Lot Residential (LL-1), into two (2) lots.

Approvals Required: Preliminary Short Plat approval and ancillary permits and approvals.

SEPA: Exempt

Minimum Comment Period: Beginning on 8/5/2026, lasting Fourteen (14) days, and ending on 8/19/2026, 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 16, 2026

Completeness Date: July 20, 2026

Applicant Contact: Jonathan Koch, Horseshoe Estates LLC, 425-890-7997, kochj@nwattorney.net

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

NOTICE OF APPLICATION

Project Name: [Salish Cottonwood Tree Removals](#)

Location: 16814 SE 35th Street, Bellevue

Neighborhood Area: West Lake Sammamish

File Number: 26-114853-GJ

Description: Review of a Clearing & Grading permit to remove two (2) black poplar trees from a stream buffer, located within a recorded Native Growth Protection Area (NGPA). Mitigation in the form of replacement trees is proposed. The project includes an arborist report and ISA Basic Risk Assessment Forms.

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 8/5/2026, lasting Fourteen (14) days, and ending on 8/19/2026, 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 26, 2026

Completeness Date: July 28, 2026

Applicant Contact: Matthew Hicks, Project Arborist, 206-954-0148, matthewhicks@evergreentlc.com

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

NOTICE OF APPLICATION

Project Name: [Chen Acupuncture Home Occupation](#)

Location: 13820 SE 62nd Street

Neighborhood Area: Factoria

File Number: 26-116890-LH

Description: Application for Land Use approval of a Home Occupation permit to use a portion of the residence as an acupuncture, cupping, and manual therapy office with client visits. No exterior or interior alterations of the home are proposed.

Approvals Required: Home Occupation Permit approval and ancillary permits and approvals.

SEPA: Exempt

Minimum Comment Period: Beginning on 8/5/2026, lasting Fourteen (14) days, and ending on 8/19/2026, 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: July 17, 2026

Completeness Date: July 22, 2026

Applicant Contact: Teli Chen, 206-818-2022, teresa@risewellnessclinic.com

City Planner Contact: Yumi Shridhar, 425-452-2022, YShridhar@Bellevuewa.gov

Notice of Application and Public Meeting

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: [116th Ave NE Apartments](#)

Location: 120 116th Ave NE

Neighborhood Area: Wilburton

File Numbers: 26-111696-LD, 26-114860-LS, and 26-114866-LO

Description: Applications for Design Review, Variances from the Land Use Code, and a Critical Areas Land Use Permit to construct an 11-story mixed use development with approximately 449 residential units (including 90 affordable units), 19,700 square feet of residential amenity space, 11,412 square feet of ground floor retail space, and 507 parking spaces. Variances from the land use code are requested to deviate from Land Use Code Section 20.25R.020.B.2.a-b., to reduce the access corridor requirements for the block, to permit a block perimeter dimension greater than 1,200 feet in length, and to permit a north-south block dimension greater than 350 feet in length. A Critical Areas Land Use permit is required for this project in order to construct the proposed building on a site with steep slopes and the presence of wetland areas on and/or near the site.

Approvals Required: Design Review approval, Variance approval, Critical Areas Land Use 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 8/5/2026, lasting Fourteen (14) days, and ending on 8/19/2026, 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: 8/24/2026, 6:00 PM; Virtual MS Teams meeting. Join on your computer, mobile app, or room device.

Join Meeting: [Click this link to Join Meeting](#)

Meeting ID: 262 455 425 646 499

Passcode: 3Tv7FS9F

Dial in by phone: 206-452-7011

Phone conference ID: 661 506 700#

Date of Applications: May 19, 2026 (26-111696-LD) and June 29, 2026 (26-114860-LS and 26-114866-LO)

Completeness Date: July 16, 2026

Applicant Contact: Andrew MacDonald, ACG, 206-960-0841, amacdonald@acg.com

City Planner Contact: Grace Cho, 425-452-4625, gcho@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: [12001 NE 12th St Apartments](#)

Location: 12001 NE 12th Street

Neighborhood Area: Wilburton

File Number: 26-114888-LD

Description: Design Review application for an eight story mixed use development with approximately 378 units (including approximately 76 affordable units), 413 parking stalls, and approximately 7,905 SF commercial space and resident amenities.

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 8/5/2026, lasting Fourteen (14) days, and ending on 8/19/2026, 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: 8/19/2026, 6 PM; Virtual MS Teams meeting. Join on your computer, mobile app, or room device.

Join Meeting: [Click the link to join meeting](#)

Meeting ID: 243 458 503 182 869

Passcode: Nv9ry26Z

Dial in by phone 206-452-7011

Phone conference ID: 114 796 05#

Date of Application: June 29, 2026

Completeness Date: July 20, 2026

Applicant Contact: Andrew MacDonald, American Capital Group, 206-960-0841, amacdonald@acg.com

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

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: [Bellwether Wilburton Affordable Housing](#)

Location: 12000 NE Bellevue-Redmond Road

Neighborhood Area: Wilburton

File Number: 26-115060-LD & 26-117099-LS

Description: Design Review application for an eight story mixed-use affordable housing development containing 126 units and 43 parking spaces with 1,500 SF of retail area consolidated with a Land Use Code Variance application to permit primary vehicle access via a service corridor.

Approvals Required: Design Review approval, Land Use Code Variance approval and ancillary permits and approvals.

SEPA: Exempt – WAC 197-11-800(1)(a) & BCC 22.02.032.B.2

Minimum Comment Period: Beginning on 8/5/2026, lasting Fourteen (14) days, and ending on 8/19/2026, 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: 9/2/2026, 6 PM; Virtual MS Teams meeting. Join on your computer, mobile app, or room device.

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

Meeting ID: 226 948 039 459 509

Passcode: Pw6KD6pV

Dial in by phone: 206-452-7011

Phone conference ID: 548 733 302#

Date of Application: Design Review: July 1, 2026; Variance: July 23, 2026

Completeness Date: July 23, 2026

Applicant Contact: Nicole Winn, Weber Thompson, 206-344-5700, nwinn@weberthompson.com

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

Notice of Intent to Request Release of Funds

NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

Project Name: [Bellevue Home Rehabilitation Program 2026-2030](#)

Location: City-Wide

Neighborhood Area: City-Wide

Description: The 2026-2030 City of Bellevue Home Rehabilitation Program will provide rehabilitation and repair of homes with approximately \$500,000 of CDBG funds, annually. Specific locations of individual housing units will be determined.

Minimum Comment Period: Beginning on August 5, 2026, lasting seven (7) plus one (1) days, and ending on August 13, 2026.

Responsible Entity: Reilly Pittman, 425-452-4350, RPittman@bellevuewa.gov

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

Notice of Final Rule Adoption

RE-NOTICE OF FINAL RULE ADOPTION

Name of Rule: [Green Building Director's Rule \(Director's Rule 02-2026\)](#)

Description: The Green Building Director's Rule governs how projects in Mixed-Use Land Use Districts subject to Part 20.25R LUC can earn green building bonus points through the Amenity Incentive System under LUC 20.25R.050. It establishes a two-tier system of approved green building certifications and sets additional requirements that support Bellevue's climate and sustainability goals. 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. A Notice of Final Rule Adoption was published on March 18, 2026. Due to an administrative error, the version of the Final Green Building Director's Rule that was published with the March 18, 2026 notice was incomplete and did not include all pages of the final rule

reviewed and signed by the Director. Through this Re-Notice of Final Rule Adoption, the Director is providing notice of the complete version of the Final Green Building Director's Rule, which has been updated to meet digital accessibility requirements. This Re-Notice does not affect the effective date of the Final Rule, which remains March 18, 2026. 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: Kristina Gallant, 425-452-6196, kgallant@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Project Name: [Transient Lodging](#)

Location: 1120 West Lake Sammamish Parkway NE

Neighborhood Area: West Lake Sammamish

File Number: 25-108978-LH

Description: Application for Land Use approval of a Home Occupation permit to rent one bedroom as a short term rental. No exterior or interior alterations of the home are proposed.

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: April 10, 2025

Completeness Date: April 16, 2025

Notice of Application Date: May 1, 2026

Applicant: Eyal Inbar, 425-442-4140, eyalinbar@msn.com

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