



Weekly Permit Bulletin

September 16, 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](#)



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 and Public Meeting

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: [The Spring District MDP Revision 12 – North Blocks Multifamily](#)

Location: 1209 124th Avenue NE

Neighborhood Area: BelRed

File Number: 26-120531-LP

Description: Request for a Master Development Plan Amendment to the approved Spring District MDP (11-125943-LP) to change the use of the North Blocks, north of the Sound Transit light rail, from Office use to Residential use and Residential with Retail use, with below-grade parking. The project includes roadway realignment, permeable areas, a new linear park and pedestrian pathways.

Approvals Required: Master Plan Development 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 9/16/2026, lasting Fourteen (14) days, and ending on 9/30/2026, 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 Date & Time: 10/7/2026, 6 PM; MS Team Virtual Meeting

Meeting Info: [Click Here to join meeting](#) at the scheduled time/day above

Meeting ID: 293 427 718 626 912

Passcode: Fb2MN9SR

Dial in by phone 206-452-7011

Phone conference ID: 553 076 255#

Date of Application: August 27, 2026

Completeness Date: September 3, 2026

Notice of Application Date: September 16, 2026

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

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

Notice of Threshold Determination

NOTICE OF THRESHOLD DETERMINATION

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

Location: 16814 SE 35th Street

Neighborhood Area: West Lake Sammamish

File Number: 26-114853-GJ

Description: Approval 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). The applicant proposes to leave the tree as a wildlife snags and mitigate the cutting by planting six (6) native replacement trees. The project includes an arborist report and ISA Basic Risk Assessment Forms.

Decision: Approval with Conditions

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

SEPA Appeal Period Ends: 9/30/2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: June 26, 2026

Completeness Date: July 28, 2026

Notice of Application Date: August 5, 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 Decision

NOTICE OF DECISION

Project Name: [Koz on BelRed](#)

Location: 13800 NE Bellevue-Redmond Rd

Neighborhood Area: BelRed

File Number: 23-111025-LD

Description: Design Review approval to construct a multi-family residential building within the Bel-Red Commercial Residential (BR-CR) zone. The proposal includes a six-story building comprised of 188 residential units (139 micro-apartments and 49 one-to-two-bedroom units), common accessory residential amenities, and 35 parking stalls. 143 units will be designated as affordable housing.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: 9/30/2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: June 7, 2023

Completeness Date: June 28, 2023

Notice of Application Date: July 13, 2023

Applicant Contact: Travis Morton, 406-581-4177, travis@kozdevelopment.com

City Planner Contact: Amanda Hunt, 425-229-6545, AHunt@bellevuewa.gov

NOTICE OF DECISION

Project Name: [28th Place Back Yard](#)

Location: 17041 NE 28th PL

Neighborhood Area: Northeast Bellevue

File Number: 25-124402-LO

Description: Critical Areas Land Use Permit approval to address the unpermitted construction of two retaining walls and a gravel area on the McCrea property and in an unimproved right-of-way area. The right-of-way area is proposed to be restored to existing conditions. This application is associated with an open enforcement action case (24-127533 EA). The work will occur within a steep slope 50-foot buffer, 15-foot stream structure setback, and 50-foot buffer from a Type Ns stream.

Decision: Approval with Conditions

Concurrency Determination: N/A

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

Appeal Period Ends: 9/30/2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: October 7, 2025

Completeness Date: November 3, 2025

Notice of Application Date: November 19, 2025

Applicant Contact: Will McBrayer, 509-640-3282, willm@gretteassociates.com

City Planner Contact: Amanda Hunt, 425-229-6545, AHunt@bellevuewa.gov

NOTICE OF DECISION

Project Name: [Browning Steep Slope Setback Reduction](#)

Location: 15759 SE 62nd Pl

Neighborhood Area: Newcastle

File Number: 26-104735-LO

Description: Critical Areas Land Use Permit approval to reduce the 75 ft toe of the slope structure setback, for the addition of a 450 sq ft. addition to an existing single-family residence. Geotechnical and Critical Areas Reports are also included with the project proposal.

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

Decision: Approval with Conditions

SEPA: Exempt

Appeal Period Ends: 9/30/2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: March 4, 2026

Completeness Date: April 1, 2026

Notice of Application Date: April 15, 2026

Applicant Contact: Vlad Sirbu, 425-442-3412, SVSARCHITECTURE@GMAIL.COM

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

NOTICE OF DECISION

Project Name: [NWR S Strategic Pavement Project XL7030](#)

Location: Right of Way along SR 520 and I-90

Neighborhood Area: City-Wide

File Number: 26-117911-LS

Description: Request for a Noise Variance for WSDOT nighttime crack sealing and asphalt patching within Area 4, Area 5, and ramps exits 9, 10, 11, and 13 along I-90; and Mile Post 6.60 to 7.11 and Mile Post 7.10 to 8.9 along SR 520. The proposal would occur generally from 10:00 PM to 7:00 AM weekdays, and 10:00 PM to 9:00 AM weekends. The proposed construction schedule is March 1, 2027 to December 31, 2027.

Decision: Approval with Conditions

SEPA: Exempt per WAC 197-11-800(26)

Appeal Period Ends: September 30, 2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: August 5, 2026

Completeness Date: August 11, 2026

Notice of Application Date: August 26, 2026

Applicant Contact: Amy Oppfelt, Washington State Department of Transportation, 206-440-4529, amy.oppfelt@wsdot.wa.gov

City Planner Contact: James Harris, 425-452-5278, JAHarris@bellevuewa.gov

NOTICE OF DECISION

Project Name: [205 Tower](#)

Location: 205 105th Avenue NE

Neighborhood Area: Downtown

File Number: 25-119548-LD & 26-101232-LS

Description: Design Review and Variance approval to redevelop a vacant restaurant site into a new 27-story mixed-use high-rise residential tower consisting of 142 dwelling units (8 affordable housing units), 4,440 square feet of ground-level commercial space, and 123 podium parking spaces on a +/-0.41-acre site located in the Downtown City Center South Neighborhood zoned DT-MU (Downtown-Mixed Use).

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: 9/30/2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: August 11, 2025

Completeness Date: September 17, 2025

Notice of Application Date: October 1, 2025

Applicant Contact: Zoe Jou-Yi Wang, Su Development w/ MZA Architecture, 425-453-8886, zoew@sudevelopment.com

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