



Weekly Permit Bulletin

September 23, 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: [Eastrail - Mountains to Sound Greenway Regional Trails Connection](#)

Location: South side of SE 32nd St. from 118th Ave SE to the west side of the train trestle and the west side of 118th Ave SE from I-90 to SE 32nd St

Neighborhood Area: West Bellevue

File Number: 26-114712-LO

Description: Land Use Application to construct a new sidewalk or paved shoulder on the south side of SE 32nd St. from 118th Ave SE to the west side of the train trestle and a shared-use path along the west side of 118th Ave SE from I-90 to SE 32nd St.

Approvals Required: 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 9/23/2026, lasting Fourteen (14) days, and ending on 10/7/2026, 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 25, 2026

Completeness Date: July 17, 2026

Applicant Contact: Sara Haile, City of Bellevue Transportation, 425-452-7835, shaile@bellevuewa.gov

City Planner Contact: Drew Folsom, 425-452-4441, DFolsom@bellevuewa.gov

NOTICE OF APPLICATION

Project Name: [COBU North End Temporary Maintenance Facility](#)

Location: 12525 NE Spring Blvd & 12755 NE 14th St

Neighborhood Area: BelRed

File Number: 26-110469-GD

Description: Land Use review of a proposal to convert a 2-acre gravel parking area into a temporary maintenance facility for material and vehicle storage.

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 9/23/2026, lasting Fourteen (14) days, and ending on 10/7/2026, 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 6, 2026

Completeness Date: September 11, 2026

Applicant Contact: Don McQuilliams, City of Bellevue, 425-452-7865, DMcquilliams@bellevuewa.gov

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

NOTICE OF APPLICATION

Project Name: [Warnick Residence](#)

Location: 2537 103rd Ave SE

Neighborhood Area: West Bellevue

File Number: 26-116993-WG

Description: Demolition of existing structures and construction of a new 9,650 square foot duplex and includes outdoor landscaping, and other associated improvements.

Approvals Required: Shoreline Substantial Development Permit approval, Land Use approval and ancillary permits and approvals.

Minimum Comment Period: Beginning on September 23, 2026, lasting thirty (30) days, and ending on October 23, 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.

SEPA: Exempt

Date of Application: July 17, 2026

Completeness Date: September 3, 2026

Applicant Contact: Lindsay Beukhof, Hoedemaker Pfeiffer LLC, 320-226-0509, Lindsay@Hoedemakerpfeiffer.com

City Planner Contact: Ella Samonsky, 425-229-6732, esamonsky@Bellevuewa.gov

NOTICE OF APPLICATION

Project Name: [OMF-East Vegetation Management Plan](#)

Location: King County Parcel 2825059038

Neighborhood Area: BelRed

File Number: 26-115000-LO

Description: Critical Areas Land Use Permit review of a proposal to conduct vegetation management to remove and mitigate 75 trees that pose a risk to the Sound Transit Operations and Maintenance Facility East (OMF-East) and associated light rail infrastructure.

Approvals Required: 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 9/23/2026, lasting Fourteen (14) days, and ending on 10/7/2026, 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 30, 2026

Completeness Date: August 31, 2026

Applicant Contact: Mistie Hammer, Sound Transit, 206-305-4463, Mistie.Hammer@soundtransit.org

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

Notice of Withdrawal and Notice of Modified Threshold Determination

NOTICE OF WITHDRAWAL OF DETERMINATION OF NONSIGNIFICANCE (DNS) AND NOTICE OF MODIFIED DNS

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

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 (the 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 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.

The Development Services Department originally approved the permit application for land use approval of the proposed expansion of the Safe Parking Facility at the site, as a Temporary Public Safety Facility (hereinafter "the Permit," File No. 26-102130-LR), and issued Notice of Decision on July 29, 2026. Thereafter, on August 19, 2026, the City of Bellevue was served with a summons and lawsuit filed in King County Superior Court under the Land Use Petition Act, chapter 36.70C RCW (LUPA), challenging the Permit approval.

Concurrently with the original approval of the Permit, the City issued a Determination of Nonsignificance (DNS) under the State Environmental Policy Act (SEPA), chapter 43.21C RCW, supporting the Permit and the expanded safe parking facility on the Church site. Following issuance of the original DNS on July 29, 2026, and separate from the LUPA Petition filed against the City and the Church, multiple opponents of the safe parking facility filed administrative appeals with the City Hearing Examiner's Office challenging the DNS issued under SEPA.

On September 16, 2026, the Hearing Examiner dismissed the administrative appeals challenging the DNS accompanying the original Permit approval based on lack of Hearing Examiner jurisdiction. The City now withdraws the original DNS issued in connection with and accompanying the original Permit approval and issues this Modified DNS accompanying the September 23, 2026, Amended Decision Approving the Permit, with conditions, for the expanded safe parking facility at the Church site.

Modified SEPA Threshold Determination: Withdrawal of July 29, 2026, DNS and a Modified DNS for the expanded safe parking facility on the Church site is issued.

Land Use Decision Approving the Permit: Notice of Amended Decision Approving the Permit, File No. 26-102130-LR, with conditions, is issued concurrently with this Modified DNS.

Appeal: Because there is no administrative appeal of the Amended Decision Approving the Permit, there is no administrative appeal of this Modified DNS. Under RCW 43.21C.075(6)(c), judicial review under SEPA shall without exception be of the governmental action together with the accompanying environmental determination. The forum for commencing judicial appeal of this Modified DNS is King County Superior Court, and under RCW 36.70C.040(3) and RCW 43.21C.075(5)(a), any appeal of the Amended Decision Approving the Permit and this Modified DNS must be filed and served within 21 days of issuance of the Amended Decision Approving the Permit and this Modified DNS. Therefore, the deadline for commencing an appeal in Superior Court challenging this Modified DNS is October 14, 2026.

Date of Application: February 10, 2026

Completeness Date: March 6, 2026

Notice of Application: March 18, 2026

Notice of Original SEPA Threshold DNS: July 29, 2026

Notice of Withdrawal of Original SEPA Threshold DNS: September 23, 2026

Notice of Modified SEPA Threshold DNS: September 23, 2026

Appeal Deadline: October 14, 2026

Appeal Forum: King County Superior Court

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 Withdrawal and Notice of Amended Decision

NOTICE OF WITHDRAWAL OF DECISION AND NOTICE OF AMENDED DECISION APPROVING TEMPORARY PUBLIC SAFETY FACILITY PERMIT, WITH CONDITIONS

Project Name: [Expanded 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 (the Permit) to expand the preexisting safe parking facility at the Newport Presbyterian Church (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.

The Development Services Department originally approved the Permit for the expanded safe parking facility and issued Notice of Decision on July 29, 2026. Thereafter, on August 19, 2026, the City of Bellevue was served with a summons and lawsuit filed in King County Superior Court under the Land Use Petition Act, chapter 36.70C RCW (LUPA), challenging the Permit approval. *See Huang, et. al. v. City of Bellevue and Newport Presbyterian Church*, Case No. 26-2-27001-5 SEA (2026).

Following issuance of the original Permit approval on July 29, 2026, and separate from the LUPA Petition filed against the City and the Church, multiple opponents of the safe parking facility filed administrative appeals with the City Hearing Examiner's Office challenging the threshold Determination of Nonsignificance (DNS) issued under the State Environmental Policy Act (SEPA), chapter 43.21C RCW. This DNS was issued in connection with and accompanying the Permit approval.

On September 16, 2026, the Hearing Examiner dismissed the administrative appeals challenging the DNS accompanying the original Permit approval based on lack of Hearing Examiner jurisdiction. The Department now withdraws the original decision approving the Permit and issues this Amended Decision Approving the Permit, with conditions, for the expanded safe parking facility at the Church site. The City also withdraws the DNS issued on July 29, 2026, and issues a Modified DNS concurrently with this Amended Decision Approving the Permit.

Land Use Decision: Withdrawal of July 29, 2026, original approval of the Permit and Amended Decision Approving the Permit, with conditions.

SEPA Threshold Determination: A Modified DNS, under File No. 26-102178 LM, is issued concurrently with this Amended Decision Approving the Permit, with conditions.

Appeal: This Amended Decision Approving the Permit, with conditions, is a final City land use decision that may be appealed to King County Superior Court by filing a land use petition meeting the requirements set forth in LUPA, Chapter 36.70C RCW. There is no administrative appeal of this Amended Decision Approving the Permit under Chapter 20.35 LUC. Under RCW 36.70C.040(3), the deadline for filing and serving a judicial appeal in Superior Court challenging this Amended Decision Approving the Permit is within 21 days of issuance of the final City land use decision. Therefore, the appeal deadline is October 14, 2026.

Date of Application: February 10, 2026

Completeness Date: March 10, 2026

Notice of Original Decision: July 29, 2026

Notice of Withdrawal of Original Decision: September 23, 2026

Notice of Amended Decision Approving the Permit: September 23, 2026

Appeal Deadline: October 14, 2026

Appeal Forum: King County Superior Court

Applicant: Linda Hunter, Newport Presbyterian Church

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