

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. _____

AN ORDINANCE relating to an Interim Official Control on Part 20.25A of the Land Use Code (LUC) that reinforces historical and cultural qualities in the Downtown-Old Bellevue (DT-OB) Land Use District, along Main Street between 100th Avenue and Bellevue Way, and requires that new development is compatible with adjacent development, unique design features, and established small-scale and pedestrian-oriented street frontage in Old Bellevue; renewing the Interim Official Control for an additional six-month time period; amending the Interim Official Control to impose specified design standards, updated requirements to document historic property, and to encourage voluntary preservation of façades on existing buildings; providing for severability; and establish an effective date.

WHEREAS, the DT-OB Land Use District, particularly along Main Street between 100th Avenue and Bellevue Way, is a human-scaled neighborhood that functions like a traditional “Main Street USA,” with low traffic speeds, a pedestrian-friendly environment supporting small shops, and unique façades gracing some of Downtown’s oldest buildings; and

WHEREAS, the City’s Comprehensive Plan, at Policies S-DT-91 and S-DT-94, recognize and encourage preservation and retention of the unique design features and identity of Old Bellevue, including but not limited to the historic façade treatments of older buildings in the Land Use District; and

WHEREAS, LUC 20.25A.010.B.2.e explains that the purpose of the DT-OB Land Use District is to assure compatibility of new development with the scale and intensity of the area and preserve the social and historic qualities of Old Bellevue; and

WHEREAS, the City’s development regulations also recognize the high-degree of design detail inherent in the historic construction, storefronts, welcoming entrances, and sidewalk paving patterns in Old Bellevue along Main Street and the Grand Connection; and

WHEREAS, under current regulations in Part 20.25A LUC, the City has encouraged or required development in the DT-OB Land Use District to maintain the general appearance and identity of Old Bellevue along Main Street, while balancing growth, housing production, and mixed-use development in Downtown as a whole; and

WHEREAS, despite City code and policy recognizing the unique historic and cultural value of Old Bellevue, this Land Use District is not a designated local historic district, and the City has not completed any formal historic or cultural resources survey or inventory for Old Bellevue in almost thirty (30) years; and

WHEREAS, the most recent Historic and Cultural Resources Survey and inventory for Old Bellevue, completed in March 1993 and updated in July 1997, identified eight (8) properties in Old Bellevue, on Main Street between 100th Avenue and Bellevue Way, as having historic or cultural value; and

WHEREAS, subsequent to the City's completion and update of this Historic and Cultural Resources Survey for Old Bellevue, four (4) of the 8 properties identified as having historic or cultural value have been redeveloped or substantially altered; and

WHEREAS, the City is currently processing or anticipates processing legislative work items related to housing and affordable housing that could impact the compatibility of new development with the scale and intensity of existing development in Old Bellevue; and

WHEREAS, despite the historic and cultural value described and identified in the Comprehensive Plan and Part 20.25A LUC for Old Bellevue, the City's current regulations are not sufficient to reinforce the unique identity of this Land Use District and assure compatibility with adjacent development and the City Council's stated vision for this area in Downtown; and

WHEREAS, on December 2, 2025, the City Council considered an emergency Interim Official Control for the stretch of Main Street in Old Bellevue—extending from 100th Avenue to Bellevue Way—to preserve and reinforce the scale and identity of the DT-OB Land Use District on this stretch of Main Street; and

WHEREAS, at the December 2, 2025 meeting, Council also discussed the unique nature and cultural value of the DT-OB Land Use District and requested more information about both the interim official control process and potential options to update City regulations for this area in Old Bellevue; and

WHEREAS, on February 10, 2026, Council found that an emergency Interim Official Control is necessary to reinforce the historic and cultural qualities within Old Bellevue, along Main Street between 100th Avenue and Bellevue Way, and require that new development is compatible with adjacent development, unique design features, and established small-scale and pedestrian-oriented street frontage in the DT-OB Land Use District; and

WHEREAS, on February 10, 2026, the Council adopted Ordinance No. 6903, imposing the Interim Official Control for a six (6) month time period to reinforce the historic and cultural qualities in the DT-OB Land Use District and require that new development be compatible with adjacent development and unique design features in Old Bellevue; and

WHEREAS, on February 10, 2026, Council provided direction to update development regulations applicable in the DT-OB Land Use District as part of the Downtown Livability 2.0 legislative workplan; and

WHEREAS, on March 24, 2026, the Council held a public hearing on Ordinance No. 6903, as required under the Growth Management Act, Chapter 36.70A RCW (GMA); and

WHEREAS, on May 5, 2026, the City Council formerly initiated work on the Downtown Livability 2.0 Land Use Code Amendments (LUCA) and referred the LUCA to the Planning Commission for review and a recommendation; and

WHEREAS, on May 27, 2026, the Planning Commission held its first meeting on the LUCA, and the City has now conducted public outreach on the LUCA, with multiple information sessions and other forms of public engagement; and

WHEREAS, additional time is needed for public outreach on the LUCA, Planning Commission review of, and recommendation on, the LUCA, and City Council review and adoption of the final LUCA; and

WHEREAS, under the GMA, the Interim Official Control originally adopted under Ordinance No. 6903 may be renewed for one or more six-month periods if a subsequent public hearing is held and findings of fact are made prior to each renewal; and

WHEREAS, renewing this Interim Official Control for an additional six-month time period will provide the City with additional time to review, study, and potentially revise its development regulations within the DT-OB Land Use District while requiring, during the extended period that the Interim Official Control is in effect, that new development is compatible with surrounding adjacent development, unique design features, and established small-scale and pedestrian-oriented street frontage in Old Bellevue; and

WHEREAS, this Interim Official Control, as renewed by this Ordinance, is not intended to adversely affect the City Council's ability to adopt permanent regulations that differ from this Interim Official Control and is designed to be a temporary control for the area in Old Bellevue along Main Street, between 100th Avenue and Bellevue Way; and

WHEREAS, on July 14, 2026, the Council held a public hearing on this Ordinance renewing the Interim Official Control for an additional six-month period and amending the Interim Official Control; and

WHEREAS, the City Council adopts the foregoing as its findings of fact justifying the renewal and amendment of the Interim Control Ordinance through the adoption of this Ordinance; now, therefore

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN
AS FOLLOWS:

Section 1. General Provisions. An emergency and temporary Interim Official Control is hereby imposed on Part 20.25A LUC to reinforce historical and cultural qualities within the DT-OB Land Use District, along Main Street between 100th Avenue and Bellevue Way, and require that new development is compatible with adjacent development, unique design features, and established small-scale and pedestrian-oriented street frontage in Old Bellevue. In addition, this Interim Official Control is a temporary measure designed to provide the City with additional time to review, study, and potentially revise its development regulations related to the DT-OB Land Use District.

Section 2. Imposition of Interim Official Control. An emergency and temporary Interim Official Control is hereby imposed as follows:

- A. Applicability. This Interim Official Control applies to any property, lot, or parcel in the DT-OB Land Use District that is located along Main Street between 100th Avenue and Bellevue Way (hereinafter “the IOC area”).
- B. Design Requirements for Main Street Facing Façade Redevelopment in the IOC Area:
 - 1. In addition to the standards contained in LUC 20.25A.170, the façades of new development shall comply with the following design standards. The design standards listed below do not apply to alterations to existing façades.
 - a. All first-floor façades shall have at least one publicly accessible door facing Main Street;
 - b. All first-floor façades shall have doors separated at a distance of no greater than 30 linear feet;
 - c. All first-floor façades shall have solid, non-transparent vertical elements (e.g. pillars) separated at a distance of no greater than 30 linear feet. The vertical elements shall be no less than one foot in width and no more than 10 feet in width;
 - d. Façades shall be aligned with adjacent buildings; and
 - e. All façades shall include a cornice at the top of the façade.

C. Historic Property Documentation. In the event that a property owner or applicant chooses to demolish or significantly alter the façade of an existing building in the IOC area that is over fifty (50) years old, then the owner or applicant shall, prior to demolition or alteration, prepare and submit a report to the City documenting the following:

1. The address, parcel number, and year that the building was constructed;
2. The historic uses of the existing building and the last use of the building immediately prior to demolition or alteration;
3. The façade and building style and form;
4. The cladding and construction materials of the existing structure; and
5. Photographic documentation of the state of the façade and exterior of building prior to demolition or alteration.

Section 3. Effect of Interim Official Control on Part 20.25A LUC. Except as modified by this Interim Official Control, the underlying permanent development regulations in Part 20.25A LUC remain in full force and effect. However, Amenity No. 14 identified in LUC 20.25A.070.D.4, at Chart LUC 20.25A.070.D.4, is hereby superseded and replaced by the following façade preservation and protection incentive, which shall apply only to the area of Old Bellevue governed by this Interim Official Control:

	Old Bellevue
14: Preservation and Protection of Façades Within IOC Area.	100:1
	One-hundred bonus points per every \$1,000 of documented construction cost to preserve or protect historic façades or other historic design features in the IOC Area.

Section 4. Scope of Interim Official Control. This Interim Official Control is designed to be an emergency, temporary, and interim measure to provide the City with additional time to review, study, and potentially revise City development regulations related to Old Bellevue and the DT-OB Land Use District. If the provisions of this Interim Official Control are found to be inconsistent with any other provisions of the LUC or Bellevue City Code, the Interim Official Control Ordinance shall control. However, nothing in this Interim Official Control shall restrict the City Council's ability to adopt permanent development regulations that differ from the Interim Official Control. Land use or building permit applications or permits that are deemed complete or have been approved by the City prior to the effect date of this Interim Official Control are not subject to the provisions of this

Interim Official Control. This Interim Official Control is intended to be consistent with, and shall be administered consistent with, RCW 35A.21.450.

Section 5. Renewal of Interim Official Control. Pursuant to RCW 36.70A.390, this Interim Official Control is hereby renewed and will continue to remain in effect for an additional six months from the effective date of this Ordinance. This Interim Official Control may be renewed for one or more additional six-month periods if a subsequent public hearing is held and findings of fact are made prior to each renewal.

Section 6. Severability. If any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this Ordinance.

Section 7. Effective Date. This Ordinance shall take effect and be in force five (5) days after adoption and legal publication.

Section 8. Findings of Fact. The findings contained in the recitals to this Ordinance are hereby adopted as Findings of Fact to justify the renewal and amendment of this Interim Official Control initially imposed by Ordinance No. 6903.

Passed by the City Council this _____ day of _____, 2026 and signed in authentication of its passage this _____ day of _____, 2026.

(SEAL)

Mo Malakoutian, Mayor

Approved as to form:
Trisna Tanus, City Attorney

Matthew McFarland, Supervising Civil Attorney

Attest:

Charmaine Arredondo, City Clerk

Published: _____