

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6868

AN ORDINANCE adopting the Downtown Subarea Plan Comprehensive Plan Amendment (25-102194-AC) pursuant to the Growth Management Act, Chapter 36.70A RCW, and Chapter 35A.63 RCW; providing for severability; and establishing an effective date.

WHEREAS, the City Council adopted the Comprehensive Plan of the City of Bellevue on December 6, 1993, as subsequently amended, as required by the Growth Management Act, and pursuant to Chapter 35A.63 RCW; and

WHEREAS, the Growth Management Act authorizes the City of Bellevue to, among other things, amend the Comprehensive Plan on an annual basis; and

WHEREAS, the City Council initiated a proposal to amend the Comprehensive Plan's Volume 2 Downtown Subarea Plan to meet Puget Sound Regional Council's updated criteria for Metropolitan Regional Centers; and

WHEREAS, after providing legally-required notice, the Planning Commission held public meetings and public hearings on the proposed Downtown Subarea Plan Comprehensive Plan amendment (CPA) and recommended approval to the City Council; and

WHEREAS, the City Council has considered and discussed the proposed annual amendments to the Comprehensive Plan, and the Downtown Subarea Plan CPA was considered concurrently with the 2025 annual Comprehensive Plan amendments; and

WHEREAS, the City of Bellevue has complied with the requirements of the State Environmental Policy Act, Chapter 43.21C RCW, and the City Environmental Procedures Code, Chapter 22.02 of the Bellevue City Code; and

WHEREAS, the City Council desires to amend the Comprehensive Plan consistent with the foregoing; now, therefore,

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

Section 1. The City Council's recommended amendments to the Comprehensive Plan's Volume 2 Downtown Subarea Plan are hereby adopted.

Section 2. The Downtown Subarea Plan CPA, which includes amendments to the Subarea Plan and associated maps and graphics in Volume 2 of the Comprehensive Plan, is set forth in Attachment A and Attachment B to the October 21, 2025 City Council Agenda Memo for the Downtown Subarea Plan CPA, is adopted by reference into this Ordinance, and has been given Clerk's Receiving No. _____.

Section 3. The City Council finds that the 2025 Downtown Subarea Plan CPA has met the Comprehensive Plan amendment decision criteria contained in Part 20.30I of the Land Use Code (LUC); that the amendment is consistent with the Comprehensive Plan and other goals of the policies of the City; that the amendment addresses the interests and changed needs of the entire City as identified in its long-range planning and policy documents; that the amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was considered; that if the proposed amendment is a site-specific amendment, then the subject property is suitable for development in general conformance with adjacent land use, the surrounding development pattern, and with zoning standards under the potential zoning classifications; and that the proposed amendment demonstrates a public benefit and enhances the public health, safety and welfare of the City.

Section 4 The City Council finds that public notice was provided for this 2025 amendment to the Comprehensive Plan as required by LUC 20.35.400 for Process IV amendments to the Comprehensive Plan.

Section 5. The Comprehensive Plan adopted pursuant to Chapter 35A.63 RCW, to the same extent and in the same respect as the Comprehensive Plan required by the Growth Management Act, is amended consistent with Section 1 of this Ordinance. The City may make non-substantive changes and updates to the formatting, color, and pictures in the Comprehensive Plan consistent with best available technology.

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. This Ordinance shall take effect and be in force five (5) days after its passage and legal publication. This Ordinance and the Comprehensive Plan shall be available for public inspection in the office of the City Clerk.

Passed by the City Council this _____ day of _____, 2025
and signed in authentication of its passage this _____ day of _____, 2025.

(SEAL)

Lynne Robinson, Mayor

Approved as to form:
Trisna Tanus, City Attorney

Matthew McFarland, Assistant City Attorney

Attest:

Charmaine Arredondo, City Clerk

Published _____