

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6628

AN ORDINANCE amending the selected land use designations in the Southwest Bellevue subarea for consistency with revisions to the East Main Transit Oriented Development (EM-TOD) land use designation in the Comprehensive Plan; repealing Ordinance No. 2961, which adopted Concomitant Zoning Agreement No. 6837, where the conditions have been met or are no longer necessary; providing for severability; and establishing an effective date.

WHEREAS, in May 2013, the City Council initiated the work program for the East Main Station Area planning; and

WHEREAS, in August 2014, the City Council appointed a group of residents and business owners to the East Main Station Area Planning Citizen Advisory Committee (CAC), which then recommended its East Main Station Area Plan on June 15, 2016; and

WHEREAS, the City Council intended to leverage the planned 2023 opening of the Sound Transit East Main light rail station south of the intersection of 112th Avenue SE and Main Street; and

WHEREAS, the City Council envisions East Main in 2035 as a vibrant mixed use people-oriented transit station area, distinct yet complementary to Downtown, that will leverage Bellevue's investment in East Link; and

WHEREAS, the City has engaged in a multi-year planning process for East Main that has included the work of the East Main CAC, the Planning Commission and other City boards and commissions; and

WHEREAS, the multi-year planning process for East Main culminated in the adoption of Ordinance No. 6465 to amend the Southwest Bellevue Subarea Plan and the City's Comprehensive Plan to establish the vision, goals, and policies for the East Main TOD and make changes to the land use plan designation; and

WHEREAS, the vision includes new land use districts that take advantage of the East Link light rail alignment and prioritize walkability, mixed-use development, open space, and promote multi-modal commuting choices while ensuring the health and vitality of existing nearby residential neighborhoods; and

WHEREAS, the City's Land Use Code establishes that area-wide amendments to the City's zoning designations shall be processed as legislative rezones through Process IV in chapter 20.35 of the Land Use Code; and

WHEREAS, on November 7, 2018, the Planning Commission held a public hearing on the East Main CPA, including the Southwest Bellevue subarea Land Use Plan and proposed designation; and

WHEREAS, the City Council has considered the proposed zoning map and land use designations in the Southwest Bellevue subarea; and

WHEREAS, the City Council finds that the proposed land use designations are consistent with the City's Comprehensive Land Use Map and the criteria of LUC 20.30A.140; and

WHEREAS, a parcel that is being rezoned is also the subject of concomitant zoning agreement that was adopted by ordinance; and

WHEREAS, the concomitant zoning agreement was adopted to guide development in these districts; and

WHEREAS, the City Council finds that this concomitant agreement and its attendant ordinance should be repealed because the conditions of the concomitant agreement have been met or the impacts from more intense development will be mitigated by other code provisions; and

WHEREAS, the Environmental Coordinator for the City of Bellevue determined that this proposal will not result in any probable significant adverse environmental impact, and a final threshold determination of non-significance was issued on October 18, 2018; now, therefore,

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

Section 1. The property legally described in "Zoning Description EM-TOD-H" and given Clerk's Receiving No. \_\_\_\_\_ is hereby rezoned to East Main Transit Oriented Development Higher Density. The EM-TOD-H Land Use District is described in the below legal description and depicted in the attached map.

**EAST MAIN TRANSIT ORIENTED DISTRICT HIGHER DENSITY**

**(EM-TOD-H)**

That portion of the east half of the SE quarter of Section 32, Township 25 North, Range 5 East, W.M., in King County, Washington, lying westerly of the westerly margin of

Interstate 405, as shown on WSDOT Right-of-Way Plan set titled SR 405-SE 30<sup>th</sup> Street VIC. to NE 40<sup>th</sup> Street VIC. Sheets 12 through 18, approved and adopted February 11, 2005, described as follows:

Beginning at the NW corner of aforesaid east half the SE quarter of Section 32, being the intersection of the centerlines of Main Street and 112<sup>th</sup> Avenue SE; thence easterly along the north line of said east half and centerline of said Main Street to aforesaid westerly margin of Interstate 405; thence southerly along said westerly margin to the easterly extension of the centerline of SE 6<sup>th</sup> Street; thence westerly along said extension and centerline of SE 6<sup>th</sup> Street to the westerly line of aforesaid east half of the southeast quarter of said Section 32 and the centerline of 112<sup>th</sup> Avenue SE; thence northerly along said westerly line and said centerline of 112<sup>th</sup> Avenue SE to the aforesaid NW corner of the east half of the SE quarter of Section 32, and the Point of Beginning.



Section 2. The property legally described in “Zoning Description EM-TOD-L” and given Clerk’s Receiving No. \_\_\_\_\_ is hereby rezoned to East Main Transit Oriented Development Lower Density. The EM-TOD-L Land Use District is described in the below legal description and depicted in the attached map.

**EAST MAIN TRANSIT ORIENTED DISTRICT LOWER DENSITY**

**(EM-TOD-L)**

That portion of the east half of the SE quarter of Section 32, Township 25 North, Range 5 East, and the east half of the NE quarter of Section 5, Township 24 North, Range 5 East, and the NW quarter of Section 4, Township 24 North, Range 5 East, W.M., in King County, Washington, lying westerly of the westerly margin of Interstate 405 and

the westerly margin of Wilburton Park and Ride lot, as shown on WSDOT Right-of-Way Plan set titled SR 405-SE 30<sup>th</sup> Street VIC. to NE 40<sup>th</sup> Street VIC. Sheets 12 through 18, approved and adopted February 11, 2005, described as follows:

Beginning at the intersection of the centerline of SE 6<sup>th</sup> Street and the west line of the aforesaid east half of Section 32, being the centerline of 112<sup>th</sup> Avenue SE; thence easterly along said centerline of SE 6<sup>th</sup> Street to said westerly margin of Interstate 405; thence southerly along said westerly margin to the to the north line of Wilburton Park and Ride lot as shown on sheet 14 of said WSDOT ROW plan; thence southerly along said westerly margin of Wilburton Park and Ride lot to the northerly margin of SE 8<sup>th</sup> Street, being WSDOT station 283+69.05, 360.80 left; thence southeasterly to the centerline of said SE 8<sup>th</sup> Street, being WSDOT station 283+08.61, 358.04 left; thence westerly along said centerline of SE 8<sup>th</sup> Street to the centerline of 112<sup>th</sup> Avenue SE; thence northerly along said centerline of 112<sup>th</sup> Avenue SE to the south line of aforesaid SE quarter of Section 32; thence continuing along said centerline of said 112<sup>th</sup> Avenue SE being the west line of aforesaid east half of the SE quarter of Section 32, to the centerline of said SE 6<sup>th</sup> Street and the Point of Beginning.



Section 3. Ordinance 2961, which adopted Concomitant Zoning Agreement No. 6837, is hereby repealed.

Section 4. 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 5. Effective Date. This Ordinance shall take effect and be in force five (5) days after adoption and legal publication.

Passed by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2021 and signed in authentication of its passage this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

(SEAL)

\_\_\_\_\_  
Lynne Robinson, Mayor

Approved as to form:

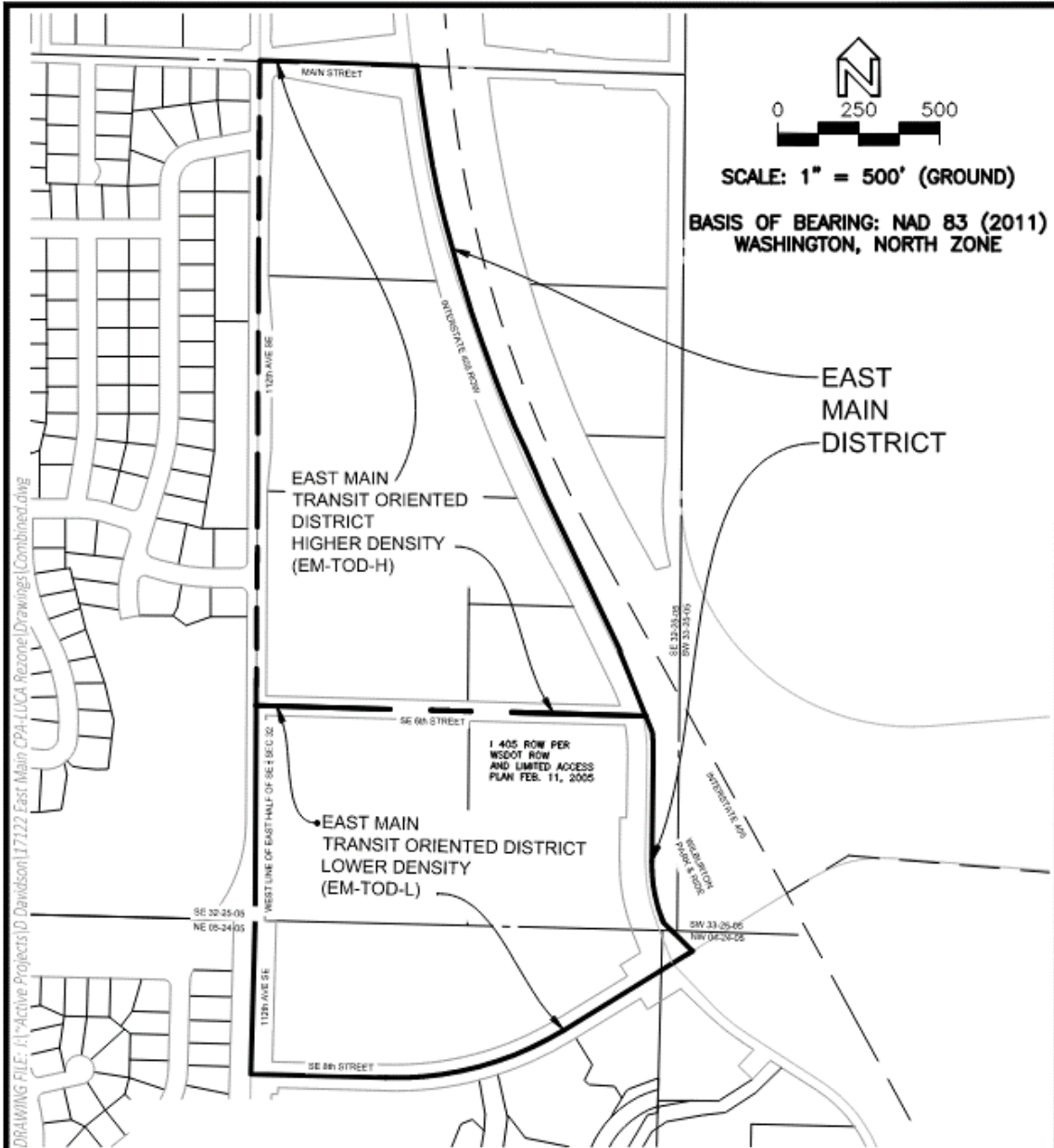
Kathryn L. Gerla, City Attorney

\_\_\_\_\_  
Matthew McFarland, Assistant City Attorney

Attest:

\_\_\_\_\_  
Charmaine Arredondo, City Clerk

Published: \_\_\_\_\_



**EAST MAIN DISTRICT EXHIBIT**  
 EAST MAIN CPA LUCA REZONE  
 MAIN STREET TO SE 6TH STREET (EAST MAIN TRANSIT ORIENTED DEVELOPMENT)  
 SE 32-25-5, WM  
 KING COUNTY, WA  
 DATE: 11/30/21 DRAWN BY: DJDavidson PROJECT: 17122



 Land Survey Division  
 Finance & Asset Management