

**CITY COUNCIL AGENDA TOPIC**

Public Hearing on Ordinance 6903, which imposed an Interim Official Control on Part 20.25A of the Land Use Code (LUC) to reinforce historical and cultural qualities in the Downtown-Old Bellevue (DT-OB) Land Use District, along Main Street between 100<sup>th</sup> 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.

Rebecca Horner, Director  
Nick Whipple, Code and Policy Director  
*Development Services Department*

Matt McFarland, Supervising Civil Attorney  
*City Attorney's Office*

**EXECUTIVE SUMMARY****ACTION**

City Council public hearing on the Interim Official Control (IOC) for the DT-OB Land Use District, along Main Street between 100<sup>th</sup> Avenue and Bellevue Way (the IOC area). The council adopted the IOC Ordinance on February 10, and, on the same date, provided direction to update the city's permanent development regulations for Old Bellevue as part of the Downtown Livability 2.0 legislative workplan.

**RECOMMENDATION**

Hold the public hearing on IOC Ordinance 6903.

**BACKGROUND/ANALYSIS****Background**

On December 2, 2025, the council considered a proposal from Councilmember Robinson for an IOC for Main Street in the IOC area, which is located within Old Bellevue and extends from 100<sup>th</sup> Avenue to Bellevue Way. Thereafter, on February 10, the council adopted IOC Ordinance 6903 and provided direction to update the city's permanent development regulations for Old Bellevue as part of the Downtown Livability 2.0 workplan.

Subsequent to adoption of IOC Ordinance 6903, the council adopted the Housing Opportunities in Mixed-Use Areas (HOMA) Land Use Code Amendment (LUCA) and associated rezone on March 17. In connection with adoption of the HOMA LUCA (Ordinance 6906), the council specifically removed the IOC area from certain upper-level setback allowances associated with affordable housing production and modified the requirements for upper-level setbacks in LUC 20.25A.075.A for façades fronting Main Street within the IOC area. All other changes to the LUC included in the HOMA LUCA are separate and distinct from the specific provisions included in the IOC Ordinance adopted on February 10.

Tonight's meeting includes the required public hearing on the IOC Ordinance 6903, which the council must hold for the IOC to remain effective for a six (6) month time period. Because the notice, public outreach, and public hearing that would otherwise be required prior to adoption of a LUCA were not required prior adoption of the IOC Ordinance on February 10, this public hearing provides a forum for the city to receive additional public input on the IOC Ordinance adopted on February 10.

### **Interim Official Control**

The IOC adopted by the council is an emergency and temporary control, authorized by the Growth Management Act (GMA), at RCW 36.70A.390, and by RCW 35A.63.220. The GMA and RCW 35A.63.220 require that a public hearing must be held within sixty (60) days of IOC adoption. This IOC will be effective for six (6) months, and the IOC 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 successive renewal.

The IOC adopted by the council is narrowly tailored to apply to the IOC area in Old Bellevue as a temporary measure. This IOC provides a path to preserve and protect the historic façade treatments of older buildings in Old Bellevue, and the IOC imposes temporary design guidelines while the city processes and considers permanent development regulations for Old Bellevue. The IOC will implement city policies addressing the unique historic and cultural value, and human-scaled identity, of Old Bellevue and will ensure compatibility with surrounding development in the IOC area.

The IOC does not change dimensional requirements, baseline development capacity, existing street and pedestrian-oriented frontage requirements, or design guidelines associated with the Grand Connection in Old Bellevue. This IOC does not impact development projects the city has approved in the IOC area prior to the effective date of the IOC Ordinance, or projects that have submitted complete land use or building permit applications prior to the effective date of Ordinance 6903.

Following expiration of the IOC, permanent development regulations in Part 20.25A LUC adopted by the council will control. The council has provided direction to update the city's permanent regulations for Old Bellevue, including but not limited to the IOC area, as part of the Downtown Livability 2.0 legislative workplan.

## **POLICY & FISCAL IMPACTS**

### **Policy Impact**

The Comprehensive Plan recognizes and encourages preservation and retention of the unique character of Old Bellevue, including but not limited to the historic façade treatments of older buildings in Old Bellevue, and also includes broader policies addressing historic resources protection:

**Policy S-DT-91:** Encourage redevelopment to maintain some of the historic facade treatments of older buildings in this district.

**Policy S-DT-94:** Reinforce the unique character of the Old Bellevue area by encouraging residential development, specialty retail, and other development with an emphasis on pedestrian activity.

**Policy UD-62:** Preserve, enhance and interpret Bellevue's historical identity.

**Policy UD-63:** Consider establishing a local preservation program to increase historic resources protections.

**Policy UD-64:** Develop opportunities for preservation, rehabilitation and adaptive reuse of historically significant sites and structures and education about those sites.

**Policy UD-66:** Establish a process of conducting historic surveys that identify, document and evaluate historic properties.

**Fiscal Impact**

There is no fiscal impact to the city associated with adoption of the IOC Ordinance or the public hearing on the IOC. There may be a fiscal impact associated with the future Downtown Livability 2.0 workplan, although it is anticipated that costs associated with developing and updating regulations for Old Bellevue as part of that workplan will be within the scope of the city’s budget for Downtown Livability 2.0.

**OPTIONS**

1. Hold the public hearing on Interim Official Control Ordinance 6903, which imposed an Interim Official Control on Part 20.25A of the Land Use Code (LUC) to reinforce historical and cultural qualities in the Downtown-Old Bellevue (DT-OB) Land Use District, along Main Street between 100<sup>th</sup> 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.
2. Do not hold the public hearing on Interim Official Control Ordinance 6903 and provide alternative direction.

**ATTACHMENTS**

- A. IOC Ordinance 6903

**AVAILABLE IN COUNCIL LIBRARY**

N/A