

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6916

AN ORDINANCE relating to zoning within mixed-use areas within the City; Amending the land use designations for five parcels located within mixed-use areas within the City for consistency with revisions to the City's Comprehensive Plan and the Housing Opportunities in Mixed-Use Areas (HOMA) Land Use Code Amendments; providing for severability; and establishing an effective date.

WHEREAS, the City engaged in a multi-year planning process for the Housing Opportunities in Mixed-Use Areas (HOMA) Land Use Code Amendments; and

WHEREAS, the planning effort for the HOMA LUCA began in 2022 as part of the Next Right Work initiative; and

WHEREAS, on October 22, 2024, the City Council adopted Ordinance No. 6811, adopting the citywide 2024-2044 Comprehensive Plan Periodic Update (CPPU) for the City of Bellevue; and

WHEREAS, through adoption of the CPPU, the City Council approved major updates, including the introduction of new land use designations for geographic areas in Crossroads, Factoria, Newport Hills, and other mixed-use areas throughout the City; and

WHEREAS, under LUC 20.35.015, area-wide amendments to the City's Zoning Map must be processed as legislative rezones as a Process IV decision; and

WHEREAS, on December 10, 2025, the Planning Commission held a public hearing on the HOMA LUCA, which included the proposed land use districts rezoned through this Ordinance; and

WHEREAS, on March 17, 2026, the City Council adopted Ordinance No. 6907, amending the land use designations for mixed-use areas throughout the City for consistency with revisions to the City's Comprehensive Plan and the HOMA LUCA; and

WHEREAS, the following five parcels were inadvertently left out of Ordinance No. 6907: 092405-9259; 092405-9257; 092405-9260; 092405-9038; and 092405-9100; and

WHEREAS, four of these parcels are currently zoned F2 and one is currently zoned CB; and

WHEREAS, rezoning of these five parcels to Neighborhood Mixed Use (NMU) was contemplated during the processing of the HOMA LUCA by the Planning Commission and by the City Council; and

WHEREAS, the City Council has considered whether the NMU land use district is appropriate for these five parcels; and

WHEREAS, while not required for legislative rezones, the City Council finds that the proposed land use district for these five parcels is consistent with the criteria contained in LUC 20.30A.140; and

WHEREAS, the City of Bellevue has complied with the State Environmental Policy Act (SEPA), Chapter 43.21C RCW, and the City's Environmental Procedures Code, Chapter 22.02 BCC; now, therefore,

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

**Section 1.** The foregoing recitals are hereby adopted by the City Council as findings of fact supporting and explaining the legislative intent behind the adoption of this Ordinance.

**Section 2.** Section 6 of Ordinance No. 6907 is hereby amended to read as shown on **Attachment A** to this Ordinance.

**Section 3.** Land Use District Map. As authorized under LUC 20.10.040, the Director of the Development Services Department shall update the City's Land Use District Map established under LUC 20.10.040 to reflect the rezones described in Section 2 of this Ordinance.

**Section 4.** Clerk's Receiving No. The rezones described in Section 2 of this Ordinance are given Clerk's Receiving No. \_\_\_\_\_.

**Section 5.** Relationship to Prior Ordinances. If there is a conflict between any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance and that of a previously adopted ordinance, this Ordinance shall control.

**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 legal publication.

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

\_\_\_\_\_  
Robert Sepler, Assistant City Attorney

Attest:

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

**Attachment A**  
Amended Section 6 of Ordinance No. 6907

**Section 6. Neighborhood Mixed Use.** The property legally described below is hereby rezoned to the Neighborhood Mixed Use (NMU) land use district, as established by LUC 20.10.020 and described in LUC 20.10.350:

That portion of the SE 1/4, Section 23, Township 25 North, Range 5 East W.M., King County, Washington, described as follows:

**Beginning** at the centerline intersection of 156th Ave NE and NE 28th St; Thence easterly along the centerline of NE 28th St also being the city limits as described in City of Bellevue Ordinance No. 4685 to the SW corner of the SE 1/4 of the NW 1/4 of the SE 1/4 of said Section; Thence northerly along the west line of said subdivision a distance of 106.44 feet to an angle point on said city limits; Thence easterly along said described city limits and the easterly extension to the centerline of Bellevue-Redmond highway; Thence southwesterly along said centerline to the westerly extension of the north line of Lot 1 Bellevue Short Plat 83-10, recorded under recording number 8309209009 records of King County, Washington; Thence easterly along said westerly extension and the north line of said Lot 1 to the northeast corner; Thence southerly along the east line of said Lot 1 to the southeast corner also being north line of Sherwood Gardens Plat filed in Volume 112 of Plats, Pages 56-57, records of King County, Washington; Thence westerly along the north line of said Sherwood Gardens Plat to the northwest corner; Thence southerly along the west line of said plat to the southwest corner also being the north line of Belmoor Plat filed in Volume 163 of Plats, Pages 6-7, records of King County, Washington; Thence westerly along the north line of said Belmoor Plat to the northwest corner; Thence southerly along the west line of said Plat and the southerly extension to the centerline of NE 24th St; Thence westerly along said centerline to the centerline intersection of 156th Ave NE; Thence northerly along the centerline of 156th Ave NE to the **Point of Beginning**.

Together with:

That portion of the SW 1/4 of the NW 1/4, Section 26, Township 25 North, Range 5 East W.M., King County, Washington, described as follows:

**Beginning** at the centerline intersection of 148th Ave NE and NE Redmond-Bellevue Road; Thence northerly along the centerline of 148th Ave NE to the southwesterly extension of the southeasterly right of way margin of vacated NE 18th PL (County Road No. 966) as described in City of Redmond Ordinance No. 394; Thence northeasterly and easterly along said southwesterly extension and said vacated southeasterly margin to the southerly right of way margin of NE 20th St and the city limits as described in City of Redmond Ordinance No. 275; Thence easterly along said southerly

right of way margin and described city limits to easterly line of the west 1/2 of the NW 1/4 of said Section; Thence southerly along said easterly line to the northeasterly extension of the southeasterly right of way margin of NE Redmond-Bellevue Road; Thence southwesterly along said northeasterly extension, said southeasterly right of way margin, and southwesterly extension to the intersection of the centerline of 148th Ave NE; Thence northerly along said centerline to the **Point of Beginning**.

Together with:

That portion of the SW 1/4 and the SE 1/4, Section 26 Township 25 North, Range 5 East W.M., and the NE 1/4 and the NW 1/4, Section 35 Township 25 North, Range 5 East W.M., King County, Washington, described as follows:

**Commencing** at the centerline intersection of 156th Ave NE and NE 15th St; Thence northerly along the centerline of 156th Ave NE to the easterly extension of the south line of Lot A Bellevue Short Plat 96-6781, recorded under recording number 9611209001 records of King County, Washington and the **Point of Beginning**; Thence westerly along said easterly extension and said south line of said Lot A to the southwest corner; Thence northerly along the west line of said Lot A to the northwest corner; Thence easterly along the north line of said Lot A and the easterly extension to the centerline of 156th Ave NE; Thence southerly along said centerline to **Point of Beginning**;

Together with:

**Beginning** at the centerline intersection of 156th Ave NE and NE 15th St Thence easterly along the centerline of NE 15th St to the northerly extension of the east line of the Upton at Crossroads Village Condo filed in Volume 291 of Condos, Pages 87-90 records of King County Washington; Thence southerly along said northerly extension and said east line and the east line of Parcel 1 and Parcel 2 of City of Bellevue Boundary Line Adjustment 22-115531 LW recorded under recording number 20230203900002 records of King County, Washington and the southerly extension to the centerline of NE 8th St; Thence westerly along said centerline to the northerly extension of the west line of Lot 18 of the Hill-Aire Plat filed in Volume 43 of Plats, Page 34, records of King County, Washington; Thence southerly along said northerly extension and the west line of said Lot 18 to the northeast corner of Villa 156 Condo filed in Volume 39 of Condos, Pages 94-97 records of King County Washington; Thence westerly along the north line of said Condo to the northwest corner also being the easterly right of way margin of 156th Ave Ne; Thence southerly along said right of way margin to the easterly extension of the south line of Parcel B of Crossroads Albertson's Store Binding Site Plan filed in Volume 169 of Plats, Pages 37-39; Thence westerly along said easterly extension and the south line of said Parcel B to the southwest corner; Thence northerly along the west line of said Parcel B and the northerly

extension to the centerline of NE 8th St; Thence westerly along said centerline to the southerly extension of the west line of Lot 1 Bellevue Short Plat 07-118587-LN, recorded under recording number 20080821900002 records of King County, Washington; Thence northerly along said southerly extension and west line of said Lot 1 to the northwest corner; Thence easterly along said north line and easterly extension to the centerline of 156th Ave NE; Thence northerly along said centerline to the easterly extension of the north line of The Cascadian Condo filed in Volume 58 of Condos, Pages 69-73, records of King County Washington; Thence westerly along said easterly extension and north line of said Cascadian Condo to the west line of the east 230 feet of the NE 1/4 of the SW 1/4 of said Section; Thence northerly along said west line parallel with centerline of 156th Ave NE a distance of 374.41 feet; Thence northeasterly a distance of 42.54 feet to the west line of the east 190 feet of the NE 1/4 of the SW 1/4 of said Section; Thence northerly along said west line to the north line of the south half of the NE 1/4 of the SW 1/4 of said Section; Thence easterly along said north line to the centerline of 156th Ave NE; Thence northerly along said centerline to the **Point of Beginning**.

**Excepting** therefrom That portion of the SE 1/4, Section 26, Township 25 North, Range 5 East W.M., King County, Washington, described as follows:

**Commencing** at the southwest corner of the Upton at Crossroads Village Condo filed in Volume 291 of Condos, Pages 87-90, records of King County Washington; Thence easterly along the south line of said Condo a distance of 150 feet to the Point of Beginning. Thence continuing easterly along said south line to the intersection of the northerly extension of the west line of Parcel 2 City of Bellevue Boundary Line Adjustment 22-115531 LW recorded under recording number 20230203900002 records of King County, Washington; Thence southerly along said northerly extension and the west line of said Parcel 2 and the southerly extension to the centerline of NE 8th St; Thence westerly along said centerline a distance of 284.9 feet; Thence northerly to the Point of Beginning.

Together with:

That portion of the SE 1/4 of the SE 1/4, Section 26, Township 25 North, Range 5 East W.M., King County, Washington, described as follows:

**Beginning** at the centerline intersection of 164th Ave NE and NE 8th St; Thence westerly along the centerline of NE 8th St to the southerly extension of the west line of west 40 feet of the east 220 feet of southeast 1/4 of the southeast 1/4 of said Section; Thence northerly along said west line to the north line of north 140 feet of the south 170 feet of the southeast 1/4 of the southeast 1/4 of said Section; Thence easterly along said north line to the west line of west 150 feet of the east 180 feet of the southeast 1/4 of the southeast 1/4 said Section; Thence northerly along said west line to the south line of Lot B of City of Bellevue Boundary Line Adjustment 96-7714 recorded

under recording number 9701139005 records of King County, Washington; Thence easterly along said south line of Lot B and the easterly extension to the centerline of 164th Ave NE; Thence southerly along said centerline to the **Point of Beginning**.

Together with:

That portion of the NW 1/4 of Section 4, Township 24 North, Range 5 East W.M, and the NE 1/4, Section 5, Township 24 North, Range 5 East W.M, King County, Washington, described as follows:

**Beginning** at a point of intersection with the easterly extension of the south line of 991 118th Ave Se Condo filed in Volume 347 of Condos, Pages 28-30, records of King County, Washington and the easterly right of way margin of Lake Washington Blvd SE; Thence westerly along said easterly extension and the south line of said Condo to the southwest corner and the east line of Lot 4 Bellefield Office Park filed in Volume 119 of Plats, Pages 81-90, records of King County Washington; Thence southerly along said east line to the southeast corner of said Lot 4; Thence westerly along the south line of said Lot 4 to the southwest corner; Thence northerly along the west line of said Lot 4 to the intersection with the south line of Lot 3 of said Bellefield Office Park; Thence northerly, southwesterly and northwesterly along the south and the west line of said Lot 3 and the northerly extension to the centerline of SE 8th St; Thence northeasterly along the said SE 8th St centerline to the easterly right of way margin of Lake Washington Blvd SE; Thence southeasterly along said right of way to the **Point of Beginning**.

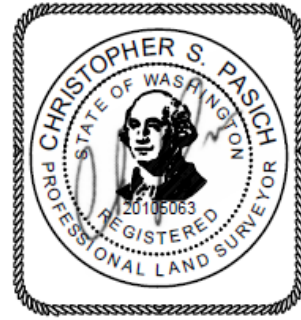
Together with:

That portion of the SE 1/4, Section 9, Township 24 North, Range 5 East W.M. and the NE 1/4, Section 16, Township 24 North, Range 5 East W.M, King County, Washington, described as follows:

**Beginning** at the centerline intersection of Factoria Blvd SE (128th Ave SE) and SE 38th St; Thence northwesterly along the centerline of SE 38th St to the southerly extension of the west line of Lot 2 City of Bellevue Boundary Line Adjustment 995313 recorded under recording number 20000228900003 records of King County, Washington; Thence northerly along said southerly extension and west line of said Lot 2 and the west line of Lot 4 of said Boundary line Adjustment to the northwest line of said Lot 4; Thence northeasterly along the northwest line of said Lot 4 and the northwest line of Lot 3 of said Boundary Line Adjustment to the northeast line of said Lot 3; Thence southeasterly along said northeast line to the east line of said Lot 3; Thence southerly along the east line of said Lot 3 to the south line of said Lot 3; Thence easterly along the easterly extension of the south line of said Lot 3 to the west line of Parcel A City of Bellevue Boundary Line Adjustment 16-123804 LW recorded under recording number 20160805900002 records of

King County, Washington; Thence north along the west line of said Parcel A to the north line of said Parcel A; Thence easterly along the north line of said Parcel A to the east line of said Parcel A; Thence southerly along the east line of said Parcel A to the south line of said Parcel A; Thence westerly along the south line of said Parcel A to the northwest corner of Lot 5 of the Newport Corporate Center Binding Site Plan filed in Volume 244 of Plats, Pages 62-71, records of King County, Washington; Thence southerly along the west line of said Lot 5 and the southerly extension to the centerline of SE 38th Pl; Thence easterly along said centerline to the northerly extension of the east line of Lot 2 King County Short Plat 781037 recorded under recording number 8208120471 records of King County, Washington; Thence southerly along said northerly extension and east line of said Lot 2 also being the westerly right of way margin for 129th Ave NE to the northeast corner of Newport Court Condo filed in Volume 123 of Condos, Pages 29-32, records of King County, Washington; Thence westerly along the north line said Newport Court Condo to the northwest corner; Thence southerly along said west line to the southwest corner also being the north line of Chateau Ville Condo filed in Volume 32 of Condos, Pages 78-80, records of King County, Washington; Thence westerly along north line of said Chateau Condo to the northwest corner; Thence southerly along the west line of said Chateau Condo to the southwest corner; Thence easterly along the south line of said Chateau Condo to the northerly extension of the most westerly line of Newport Commons Condo filed in Volume 297 of Condos, Pages 64-67, records of King County Washington also known as the west line of 40th Lane NE; Thence southerly along said northerly extension and the west line of said 40th Lane NE to the southwest corner; Thence easterly along the said south line of 40th Lane NE to the east line of west 170 feet of the easterly 270 feet of the west 1/2 of the NE 1/4 of the NE 1/4 of said Section; Thence southerly along said east line to the northerly right of way margin of SE 40th Pl as described in Warranty Deed recording number 20020312000882 records of King County, Washington; Thence westerly along said north margin to the northerly extension of the east line of Lot 2 of Bellevue Binding Site Plan 16-129277 LF filed in Volume 274 of Plats, Page 94, records of King County, Washington; Thence southerly along said northerly extension and east line of said Lot 2 to the north line of Wensley Court Condo filed in Volume 66 of Condos, Pages 84-86, records of King County, Washington; Thence westerly along the north line of said Wensley Condo to the northwest corner; Thence southerly along the west line of said Wensley Condo to the southwest corner; Thence easterly along the south line of said Wensley Condo to the west line of the east 660 feet of the NE 1/4 of the NE 1/4 of said Section; Thence southerly along said west line to the northwest corner of Ballantrae Square Condo filed in Volume 37 of Condos, Pages 88-94, records of King County Washington; Thence westerly and southerly along the north line of said Ballantrae Condo and the westerly extension to the centerline of Factoria Blvd SE; Thence northerly along said centerline to the **Point of Beginning**.

APPROVED - DVogt 04/07/2026



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