

# Old Bellevue- Interim Official Control

## DT-OB IOC Ordinance

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# Action

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- Consider adoption of an emergency Interim Official Control in Old Bellevue, along Main Street between 100<sup>th</sup> Avenue and Bellevue Way.
- Provide direction to update development regulations for Old Bellevue as part of Downtown Livability 2.0.



# Agenda



Background



Interim Official Control



Future Work Plan



Process Summary



Action





## Background & Context

- Policy and code recognize and encourage preservation of the unique social and historic qualities in Old Bellevue, including protection of the façade treatments of older buildings.
- The City has balanced preservation in Old Bellevue with growth, housing production, and mixed-use development in Downtown as a whole
- The City has not completed any formal historic or cultural resources survey for Old Bellevue in almost thirty (30) years.





## Proposed IOC: **What It Does**

- Provides a path to preserve and protect the historic façade treatments of older buildings in Old Bellevue, between 100<sup>th</sup> Avenue and Bellevue Way.
- Requires that new development be compatible with adjacent development, unique design features, and small-scale and pedestrian-oriented street frontage in Old Bellevue.





## Proposed IOC: **What It Does Not Do**

- The IOC does not change baseline development capacity in Old Bellevue.
- The IOC does not affect projects that have been approved prior to IOC adoption.
- The IOC is a narrowly tailored temporary measure while the City considers permanent development regulations for Old Bellevue.



# Future Work Plan Options

## Workplan Options

<p>Option A (Staff Recommendation)</p> <p><b>Address Old Bellevue in DT Livability 2.0</b></p>	<ul style="list-style-type: none"> <li>• Review impacts to DT-OB when considering PC recommendation on HOMA.</li> <li>• Direct amendments to Old Bellevue in DT Livability 2.0 w/ input from community.</li> <li>• Minimal impact on other legislative work programs.</li> </ul>
<p>Option B</p> <p><b>Historic and Cultural Resource CPA &amp; LUCA</b></p>	<ul style="list-style-type: none"> <li>• Consider national, state, and local historic and cultural preservation options for Old Bellevue.</li> <li>• Requires a substantial work program and significant City resources.</li> <li>• Will divert resources from other work programs.</li> </ul>

**Green = Staff Recommendation**



# Considerations

## Workplan Options Considerations

Option A (Staff Recommendation)

**Address Old Bellevue in DT Livability 2.0**

- Allows targeted updates to Old Bellevue through already planned Downtown livability initiative.
- Minimal impact on other legislative work programs.
- May be seen as less protective than a formal historic preservation program.

Option B

**Historic and Cultural Resource CPA & LUCA**

- Creates long-term policy tools: local landmarks, historic districts, and preservation program.
- Multi-year process requiring significant staff time, funding, and infrastructure.
- Will introduce new regulations affecting redevelopment timelines and property owner flexibility.
- Significant upfront administrative setup before potential preservation benefits are realized.



# Interim Official Control Process



## Summary:

- **12/2/25**: Council introduction to IOC proposal.
- **2/10/26**: Consideration of IOC and direction on future workplan.
- **TBD**: Subsequent public hearing (60 days of IOC adoption).



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