

CITY COUNCIL AGENDA TOPIC

Joint land use planning initiatives workplan for Community Development and Development Services Departments.

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Community Development

EXECUTIVE SUMMARY**INFORMATION
ONLY**

Staff will be presenting a joint 2024-2025 land use planning initiatives (LUPI) workplan for Community Development (CD) and Development Services (DSD) Departments.

RECOMMENDATION

N/A

BACKGROUND/ANALYSIS

In tonight's Study Session, staff will be presenting the 2024-2025 joint CD and DSD LUPI workplan for Council information. This update includes a progress report from the previous two-year workplan and outlines the focus for the new two-year workplan period. The 2024-2025 workplan is balanced to utilize available resources, which include staff from CD, DSD, and other partnering City departments, as well as external consultants, to complete projects currently underway and advance new initiatives and key Council priorities.

The work of CD and DSD is foundational to how Bellevue is planned and how the City will grow and change over time. Both CD and DSD are tasked with updates and amendments to the City's Comprehensive Plan (high-level vision and priorities for future development) and development regulations (standards and requirements for development in the City's Land Use Code (LUC)). In turn, all development project proposals must be consistent with the Comprehensive Plan and comply with the LUC to obtain land use entitlement and permits.

To coordinate and streamline Comprehensive Plan Amendments (CPAs), Land Use Code Amendments (LUCAs), and other code amendments, CD and DSD developed a framework in 2019-2020 for all LUPI projects. The LUPI framework provides a standardized, timely, and reliable approach, with defined steps for the entire project, clear roles and responsibilities, and coordinated work planning. The 2022-2023 workplan marked a significant milestone as the first two-year LUPI workplan shared with Council. The LUPI process improvement effort has delivered tangible results by way of the list of 2022-2023 accomplishments discussed below.

2022-2023 LUPI Accomplishments

In 2022 and 2023, the first two-year workplan of CD and DSD utilizing the LUPI framework, Council completed several projects by ordinance adoption. The list of accomplishments includes six “Next Right Work” (NRW) actions prioritized by Council in 2022 to further increase housing production and affordable housing opportunities in the City to supplement ongoing housing work.

2022 Accomplishments

- Family Child Care Homes LUCA
- Supportive & Emergency Housing LUCA
- East Bellevue Community Council Sunset LUCA
- Temporary Public Safety Facilities LUCA
- Noise Control Code Amendment – Amplified Sound (Phase 1)
- Quasi-Judicial LUCA (Phase 1)

2023 Accomplishments

- C-1 Phase 2 LUCA
- ADU Reform LUCA (NRW)
- Downtown Residential FAR IOC Phase 1 (NRW)
- Micro-Apartments LUCA (NRW)
- Reduced Permit Review and Inspection Fee (NRW)
- Increased SEPA Exemption Thresholds (NRW)
- Unit Lot Subdivision Amendments (NRW)
- Wireless Communication Facilities LUCA
- Quasi-Judicial SMP LUCA (Phase 2)

In addition to the adopted ordinances, the City has made significant progress on the periodic update to the Comprehensive Plan, laying out the community vision for the future, along with goals for elements such as housing, transportation, human services, and parks to guide growth and development for a 20-year span. Additionally, the policy and code amendments for the Wilburton Vision Implementation project are underway and, when complete, will transform the approximately 300-acre Wilburton study area into Bellevue’s next urban mixed-use community. The Comprehensive Plan Periodic Update and Wilburton Vision Implementation are on track for the Council to take action on these projects before the end of 2024. These policy and code amendments are crucial to guiding Bellevue’s growth and change through 2044 and beyond.

Joint CD and DSD Workplan

For 2024-2025, CD and DSD has prepared a coordinated joint LUPI workplan (Attachment A), which includes potential policy and code amendment projects. The projects in the LUPI workplan involve many internal and external stakeholders, the Planning Commission and Council, as well as significant public engagement. This joint LUPI workplan is balanced to complete ongoing projects and advance key Council priorities, with the available resources from CD and DSD and within the capacities of Council, Commission, and the public to engage on these projects.

Specifically, the following factors have influenced the prioritization of projects for inclusion in the workplan:

- Respond to near- and long-term needs of the City;
- Advance Council priorities: Housing Options and Affordability; Equity and Inclusion; Maintain Economic Innovation; and Protecting the Environment;

- Consistent with state and regional planning framework: State Growth Management Act, Puget Sound Regional Council Vision 2050, County Planning Policies and growth targets for housing (+35,000) and jobs (+70,000) in Bellevue by 2044;
- Project readiness based on LUPI “One-Pagers;”
- Benefit from synergies with other City planning projects;
- Maximize positive outcomes vs. level of investment for the effort;
- Avoid significant opportunity costs;
- Align with other department workplans that support the Council's Vision and Priorities; and
- Complete ongoing initiatives, then allocate available resources to new projects.

Current resources and capacity will not accommodate all potential work program items that have been identified or requested for 2024-2025. As such, staff have included the docket of amendments not in the 2024-2025 workplan in Attachment B. Should any of the projects in the docket be included in 2024-2025, trade-offs with items in the workplan or additional resources would be needed.

Next Steps

This LUPI workplan is informed by staff’s best understanding of the scope, anticipated timelines, and resource needs of the listed projects. As part of the LUPI approach, CD and DSD meet on a quarterly basis to assess in a comprehensive manner how these projects are progressing and adjust as needed. These quarterly meetings are also used to prepare and coordinate the subsequent year’s workplan.

This joint CD and DSD LUPI workplan is being presented for Council information. Some initiatives have already launched, such as the Comprehensive Plan Periodic Update, Wilburton Vision Implementation, and remaining Next Right Work actions.

POLICY & FISCAL IMPACTS

Policy Impact

The Comprehensive Plan is the City’s foundational policy document. It is vital in preparing for future growth and emerging challenges. It captures community goals and establishes specific policies that directly influence how our City will grow and change over time. The Comprehensive Plan policies guide other City plans, spending on capital projects, development of regulations, and other programs and services. The City’s Land Use Code and other City codes implement the Comprehensive Plan. They provide the regulations that guide development in a manner that is aligned with community expectations to achieve the vision for the City.

Fiscal Impacts

The LUPI workplan is based on existing CD and DSD resources for the 2024 operating budget and 2024-25 capital budget where funds are allocated for planning purposes.

OPTIONS

N/A

ATTACHMENTS

- A. Joint CD and DSD 2024-2025 LUPI Workplan
- B. LUPI Post-2025 Project Docket

AVAILABLE IN COUNCIL LIBRARY

N/A