



Downtown Livability 2.0 LUCA Engagement Plan

Updated April 30, 2026

Project Introduction and Background

Downtown Livability 2.0 (DTL 2.0) Land Use Code Amendment (LUCA) aims to further improve the Downtown code by addressing provisions that are not functioning as intended. These include regulations that create confusion, introduce unnecessary complexity or cost, hinder residential development, or are simply outdated.

This LUCA will also explore opportunities to calibrate the amenity incentive program as it relates to protecting historic facades or other significant design features in Old Bellevue, address land use code (LUC) changes to emphasize transit-oriented development, and interface with the planning for the Grand Connection crossing.

Through input from the Housing Opportunities in Mixed-Use Areas (HOMA) LUCA as well as internal coordination, staff has begun to gather concerns with the existing code from both code users and review staff. These concerns generally relate to building massing, location, and design requirements, such as, build-to-lines, floorplates, active uses, and incentive calibration.

LUCA Outcomes

- Clarify and streamline the LUC
- Maintain the historic nature of Old Bellevue
- Encourage housing
- Support the Grand Connection implementation

Input Needs

- Clarity on what is and is not working with the current code
- What residents enjoy and do not enjoy about Downtown
- Any challenges businesses are facing locating in Downtown
- Challenges facing Grand Connection completion
- What may impact neighboring areas both positively and negatively
- Input on proposed code

Stakeholder Overview

Partners: <i>Most impacted, desire lots of input, will follow closely</i>	Advisors: <i>Highly interested and/or whose input we want to solicit</i>	Participants: <i>Some interest, may or may not want to provide input</i>
<ul style="list-style-type: none"> • Downtown Residents • Downtown Businesses • Downtown Developers • Office of the Grand Connection, Land Use and Transportation Review Staff, Community Development 	<ul style="list-style-type: none"> • Neighboring community associations including Lochleven, Vuecrest, and Meydenbauer • Bellevue Downtown Association (BDA), Chamber Permitting, Land Use, Sustainability & Housing Committee (PLUSH), Old Bellevue Merchants Association (OBMA), Visit Bellevue 	<ul style="list-style-type: none"> • Residents outside of Downtown area • Visitors • Sound Transit, King County Metro • Housing Development Consortium (HDC) • Bellevue Development Committee (BDC)

Engagement Overview

Phases of Engagement

Phase 1: Internal Coordination & Launch

- Timeframe: January-May 2026
- Gather initial input from stakeholders about the Downtown code through HOMA LUCA
- Discuss code implementation challenges with Land Use Planners and other internal staff
- Integrate HOMA, Old Main IOC, and internal stakeholder input
- Initiated project with Council
 - Ensure scope is well defined
- Outcome: Well defined LUCA scope

Phase 2: Preliminary Outreach & Draft Development

- Timeframe: June-September 2026
- Engage with:
 - Development Community and Groups
 - Downtown Residents
 - Neighboring Residents and Neighborhood Associations, including Lochleven, Vuecrest, and Meydenbauer
 - OBMA, BDA, PLUSH
 - Small Businesses
 - Internal Stakeholders
- Engagement methods:
 - In-person and virtual info sessions
 - Attending group meetings

- Attending City events
 - Tabling
 - Digital outreach and updates
- Outcome: Draft LUCA for Planning Commission Review

Phase 3: Planning Commission & Draft Refinement

- Timeframe: October 2026 – February 2027
- Detailed outreach on code draft
- LUCA draft engagement methods:
 - In-person and virtual info sessions
 - Attending group meetings
 - Digital outreach and updates
- Present drafts to PC
- Outcome: Planning Commission recommendation

Phase 4: City Council Review & Action

- Timeframe: March–May 2027
- Present PC recommendation to Council
- Continued outreach as needed
- Outcome: Council action on LUCA