



Land Use Planning Initiative (LUPI) Post-2027 Project Docket

February 10, 2026

Post-2027 Project Docket

- **Pipeline Safety Amendment:**

Amendments to respond to community concerns about land uses and development activity located near the Olympic Pipeline.

- **Green Building LUCA**

ESI Actions and Strategies provide direction to implement green building incentives and programs. The recently adopted Sustainable Bellevue Plan provides guidance on strategies and actions to achieve the City's GHG targets and goals for climate resilience. This LUCA would implement the strategies and actions to address green building requirements and/or incentives in targeted locations.

- **Sound Transit 3 (ST3) Planning:** In 2016, voters approved expansion of the existing Link light rail system, which includes light rail from South Kirkland to Issaquah via Bellevue. This project aims to better incorporate ST3's light rail stations into the neighborhoods around them.

- **Shoreline Master Program (SMP) Update:** The Shoreline Management Act requires Washington counties and cities to periodically review and update policies and regulations governing shorelines uses. These updates must happen at least once every 10 years. Bellevue's SMP was last updated in 2018 and the next update must be complete by 2029.

- **Comprehensive Plan Review (5-year Check-In):** The Growth Management Act requires an implementation progress report five years after the review and revision of the comprehensive plan. For Bellevue, this report is due in 2029 and may potentially require further amendments to the comprehensive plan.

- **Climate Change Legislation (HB 1181):** The Growth Management Act now requires cities and counties to incorporate climate change into comprehensive plans. This updates comprehensive planning requirements by integrating climate, environmental justice, and multimodal transportation goals and policies as well as a requirement for a climate change element. Other elements of the comprehensive plan will need to be amended with the climate change element providing overarching alignment with climate mitigation, adaptation, and resilience goals. For Bellevue, the compliance deadline for this update is 2029.

Acronyms

LUPI	Land Use Planning Initiative
CPA	Comprehensive Plan Amendment
LUCA	Land Use Code Amendment

- **Transit-Oriented Development CPA/LUCA (HB 1491):** In 2025, the governor signed into law HB 1491, which establishes a statewide transit-oriented development (TOD) framework. The law sets minimum density for development near light rail and bus rapid transit stations, requires a minimum percentage of affordable housing units in new buildings, and offers a 20-year property tax exemption and additional density bonuses for projects that meet affordability requirements. It also eliminates off-street parking requirements within station areas, with limited exceptions, to support higher-density, transit-supportive development. The compliance deadline for this update is 2029.