



Land Use Planning Initiative (LUPI) 2024-2025 Workplan Project List

February 26, 2024

2024-2025 LUPI Workplan Projects

The 2024-25 LUPI workplan is organized under three categories: state requirements, items previously directed to be on the workplan, and items from the previous LUPI workplan docket with Pre-Launch, Project Execution, and Implementation/Post-Adoption Phases. There are a number of items that will extend into 2026.

| KEY |
|----------------------|
| Pre-Launch Phase |
| Execution Phase |
| Implementation Phase |

Acronyms

| | |
|--------------|----------------------------------|
| LUPI | Land Use Planning Initiative |
| GMA | State Growth Management Act |
| CPA | Comprehensive Plan Amendment |
| LUCA | Land Use Code Amendment |
| BCCA | Bellevue City Code Amendment |
| HB/SB | House Bill/ Senate Bill |
| NRW | Next Right Work |
| DADU | Detached Accessory Dwelling Unit |
| FAR | Floor Area Ratio |

| 2024-2025 Workplan | | 2024 | | | | 2025 | | | | 2026 |
|---|--|---------|------------------|-----------------|-----------------|-----------------|--------------|-----------------|-----------------|-----------------|
| Project/Initiative | | Q1 2024 | Q2 2024 | Q3 2024 | Q4 2024 | Q1 2025 | Q2 2025 | Q3 2025 | Q4 2025 | 2026 |
| S T A T E R E Q U I R E M E N T S | Comprehensive Plan Periodic Update | FEIS | | CPPU Adopted | | | | | | |
| | NRW encourage DADUs, and Duplex, Triplex, Quadplexes (w/ mechanism for separate ownership) HB 1110: Middle Housing HB 1337: ADU Bill | FEIS | | CPPU Adopted | | | LUCA Adopted | | | |
| | HB 1293: Streamlines Design Review | | | | | | LUCA Adopted | | | |
| | HB 1042: Conversion of Existing Buildings for Residential Use | | | | | | LUCA Adopted | | | |
| | SB 5290: Permit Streamlining | | | | Target Adoption | | | | | |
| | State Legislation (mandates/conformance) | | | | Target Adoption | | | | Target Adoption | |
| | Critical Areas Ordinance Update | | | | | | | | | Target Adoption |
| P R E V I O U S L Y | Wilburton Vision Implementation CPA/LUCA | FEIS | CPA/LUCA Adopted | | | | | | | |
| | Wilburton Sustainable District Opportunity Assessment | | | | | | | | | |
| | BelRed Look Forward CPA/LUCA | FEIS | | CPPU Adopted | | | LUCA Adopted | | | |
| | NRW Increased FAR for Residential LUCA | FEIS | | CPPU Adopted | | | LUCA Adopted | | | |
| | Bellevue College CPA/LUCA | | | CPPU Adopted | | | | LUCA Adopted | | |
| | Tree Canopy LUCA/BCCA | FEIS | LUCA Adopted | | | | | | | |
| | NRW Downtown IOC Extension | | | | | | | | | |
| | SB 5412: SEPA Exemptions | | | | | | | | Target Adoption | |
| | Grand Connection: Civic Center and Wilburton Land Use Interface | | | | | | LUCA Adopted | | | |
| | Noise Control Construction Noise/Sleeping Rooms (Phase 2) BCCA | | | | | | | | | |
| D O C K E T | Code Clean Up | | | | | Target Adoption | | | | |
| | Great Neighborhoods (Crossroads and Newport) CPA | | | | | | | | Target Adoption | |
| | Sign Code Update | | | | | | | Target Adoption | | |
| | Noise Control Leaf Blowers (Phase 3) BCCA | | | | | | | | | Target Adoption |
| | Electric Vehicle Charging BCCA | | | Target Adoption | | | | | | |

2024-2025 LUP! Projects

Comprehensive Plan Periodic Update

The GMA requires each Washington city and county to periodically review and, if needed, revise its comprehensive plan and development regulations every eight years. For cities in King County, the “periodic review” must be completed by December 31, 2024 per WAC 365-196-610 and RCW 36.70A.130. This initiative was launched in February 2022 and will address city planning to meet new growth targets for housing and jobs.

Affordable Housing Strategy (AHS) Next Right Work

Council prioritized “Next Right Work” actions to further increase housing production and affordable housing opportunities in the City. Adoption of five code amendments happened in 2023. The remaining actions yet to be adopted include:

- Phase 2: Increased FAR for residential LUCA
- Encourage DADUs, and Duplex, Triplex, Quadplexes

State Legislation (Mandates/Conformance)

These code amendments are generally provided on an annual basis when state or federal law is amended. Amendments reflect and respond to the most current legislation adopted by the state or federal government. The following are from the 2023 legislative session.

- **HB 1110: Middle Housing** - Increasing middle housing in areas traditionally dedicated to single-family detached housing.
- **HB 1337: ADUs** - Expanding housing options by easing barriers to the construction and use of accessory dwelling units, including allowance for detached accessory dwelling units.
- **HB 1293: Streamlines Design Review** - Streamlining development regulations to provide “clear and objective” regulations.
- **HB 1042: Conversion of Existing Buildings for Residential Use** - Concerning the use of existing buildings for residential purposes.
- **SB 5290: Permit Streamlining** - Concerning consolidating local permit review processes.
- **SB 5412: SEPA Exemptions** – Optional legislation to reduce local governments' land use permitting workloads.

Critical Areas Ordinance Update

The GMA requires all Washington cities and counties to adopt regulations protecting “critical areas.” Cities review, evaluate, and, if necessary, revise their critical areas ordinances. Bellevue’s critical areas ordinance was last updated in 2006. This update will use best available science to revise critical areas regulations.

Wilburton Vision Implementation CPA/LUCA

The 2018 Wilburton Citizen Advisory Committee developed a vision for the area to “...become Bellevue’s next urban mixed-use community that enhances livability, promotes healthy living,

supports economic vitality, and serves the needs of a diverse and growing population.” This effort resumes the vetting of the CAC vision, the environmental review process, Comprehensive Plan Amendments, and Land Use Code Amendments.

Wilburton Sustainable District Opportunity Assessment

Study of the Wilburton TOD area to assess its potential to become a sustainable district, including potential geographic boundary, selection of an assessment framework, engagement with key stakeholders, and identifying the primary / highest priority sustainability opportunities. This assessment includes creation of visuals/graphics to communicate key themes, visual identity, and areas of opportunity to the public/stakeholders/elected and appointed officials.

BelRed Look Forward CPA/LUCA

The initial BelRed Subarea Plan and Land Use Code were adopted in 2009. With over a decade of public and private development in place and Sound Transit 2 Line (East Link) opening in 2024, this initiative will review the BelRed Subarea Plan and Land Use Code to determine where refinements may be needed to meet desired outcomes for this new urban neighborhood. Policy amendments and any map changes will be addressed through the Comprehensive Plan Periodic Update framework and will enable adoption of updated land use regulations after the adoption of the Comprehensive Plan.

Bellevue College LUCA

This project will establish policies and codes to respond to facilitate Bellevue College’s ongoing expansion plans. Policy amendments and any map changes to support Bellevue College will be addressed through the Comprehensive Plan Periodic Update framework. Land use regulations for development in and around Bellevue College will follow the adoption of the Comprehensive Plan.

Tree Canopy Preservation LUCA/BCCA

The initiated LUCA and BCCA advance Environmental Stewardship Plan (ESP) Action N.1.1. calling for a comprehensive review of code provisions related to trees to further support the achievement of the city’s 40 percent tree canopy goal. Specific topics to be addressed include tree preservation, retention, replacement, and protection during construction.

Grand Connection: Civic Center and Wilburton Land Use Interface

There is a proposal for a pedestrian/bicycle bridge over I-405 as an initial capital improvement to connect east-west access across I-405. This crossing would need to be examined in respect to the vision for the Grand Connection, the I-405 bridge lid concept, and the connection with the Civic Center and Lincoln Center properties, including opportunities for public space (open and enclosed), City Hall expansion, and community space.

Noise Control Code: Construction Noise and Sleeping Areas (Phase 2)

The aim of this project is to minimize the public’s exposure to excessive noise while supporting the development of private property in Bellevue. The BCCA will amend the exempt hours for

construction noise, clarify and expand the current construction noise exemptions, create a public notice process, and modify the average allowed decibel levels for sleeping areas.

Code Clean Up/Omnibus

Routine maintenance of the Land Use Code and other City codes to improve clarity and internal LUC consistency, and correct inaccurate or outdated citations.

Great Neighborhoods (Crossroads and Newport CPA)

The Great Neighborhoods program is the process for developing neighborhood subarea plans using online, virtual, and in-person tools, events, and activities. The final product is an updated subarea plan for the neighborhood adopted into the City's Comprehensive Plan. These neighborhood plans serve as road maps to the future. They provide residents, businesses, city staff and other stakeholders with guidance as each neighborhood grows and changes over time. The Great Neighborhoods Planning for the Crossroads and Newport subareas will begin in fall 2024 and be adopted by December 2025.

Sign Code Update

This project will amend the sign code to remove content-based regulations from Chapter 22B.10 BCC.

Noise Control Leaf Blowers BCCA (Phase 3)

This project will identify regulatory and incentive approaches to reduce or eliminate leaf blower noise in Bellevue.

Electric Vehicle Charging BCCA

Project to introduce electric vehicle charging readiness requirements for new commercial, multifamily, and single-family buildings to exceed the state building code requirement (ESI Strategy M.3.1).

Planning Contingency

An overall 20% contingency is included to account for scope adjustments, unanticipated project delays, staff resource issues and/or additional project asks not included on this list.