



City of Bellevue

Joint Land Use Planning Initiatives Workplan – Community Development and Development Services

February 10, 2026

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Information Only

Staff presentation on
Joint 2026-2027 Land
Use Planning Initiatives
Workplan



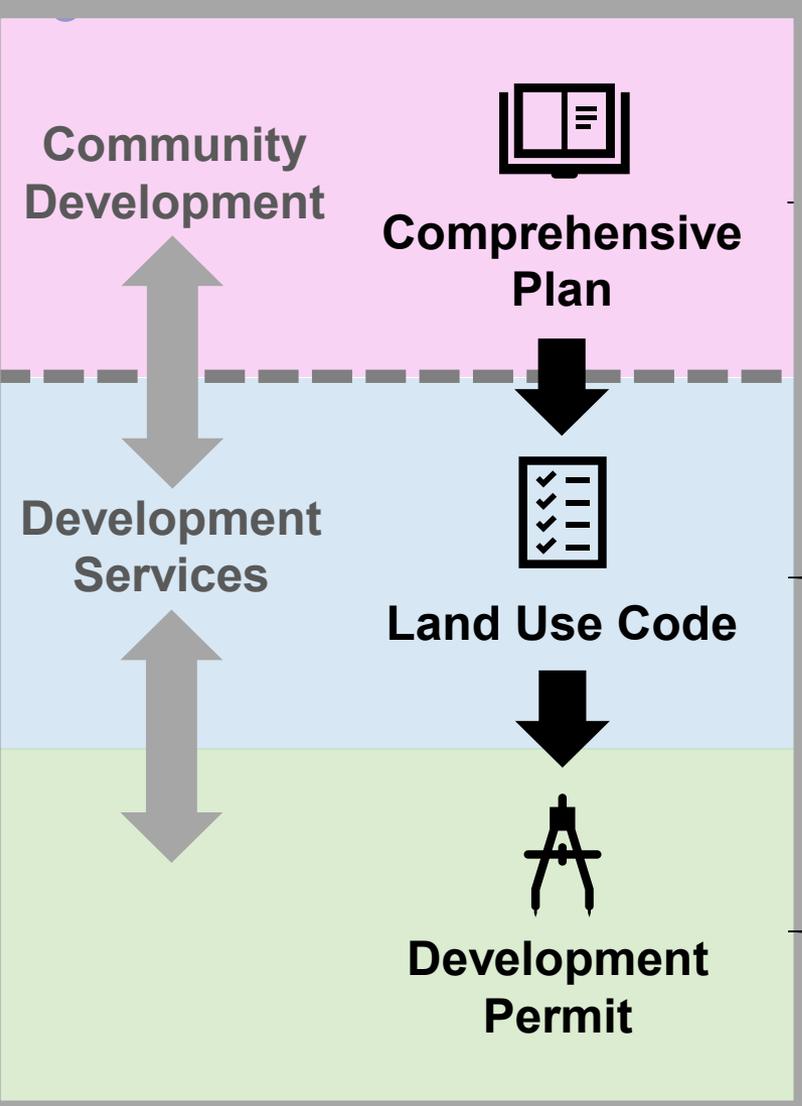


Agenda

- Planning Process Overview
- 2024-25 LUPI Workplan Accomplishments
- Workplan Prioritization
- 2026-27 Workplan



Policy → Code → Permit



Policies

- High-level vision and priorities and baseline expectations for future development
- Flexible to ensure responsive regulations are implemented

Codes

- Sets standards for development: use/what is permitted, dimensions, density/FAR, amenities, design guidelines, etc.

Permits

- Developer's actual design concept for City permits and approvals
- Details of what will be built and where



2024-25 LUPI Accomplishments

2024	2025
<ul style="list-style-type: none">✓ Bellevue 2044 Comprehensive Plan Update✓ Wilburton Vision CPA✓ BelRed Look Forward CPA✓ Tree Canopy Code Amendments✓ Downtown Interim Official Control Extension (IOC)✓ Director's Rule and Permit Streamlining LUCA✓ Design Review Approval Extension LUCA	<ul style="list-style-type: none">✓ Crossroads Neighborhood Plan Update✓ Newport Neighborhood Plan Update✓ Residential Redevelopment (Office to Residential) LUCA✓ Objective Design LUCA✓ Wilburton Vision Implementation LUCA✓ Middle Housing LUCA✓ Critical Areas Ordinance Update LUCA✓ Co-Living Housing LUCA

Joint CD-DSD LUPI Workplan

- Advances Council's Strategic Target Areas; responds to City needs
- Consistent with state and regional planning framework
 - Growth targets: +35K housing units and +70K jobs in City by 2044
- Complete ongoing initiatives, then allocate resources to new projects
- Benefit from synergies with other planning projects
- Maximize positive outcomes vs. level of investment for the effort
- Avoid significant opportunity costs





2026–2027 LUPI Workplan

2026-2027 Workplan		2026				2027				2028
	Project/ Initiative	Q1 2026	Q2 2026	Q3 2026	Q4 2026	Q1 2027	Q2 2027	Q3 2027	Q4 2027	2028
S T A T E R E Q U I R E M E N T S	Preapproved Plans Program			Completion						
	State Legislation (mandates/conformance)					Target Adoption				Target Adoption
	Parking Reform LUCA(SB 5184)			Target Adoption						
	Omnibus LUCA/BCCA			Target Adoption						
	SB 5611: Permitting, Binding Site Plans			Target Adoption						
	SB 5571: Building Cladding			Target Adoption						
	HB 1757: Residential Conversions			Target Adoption						
	HB 1576: Historic Preservation Reform			Target Adoption						
	SB 5509: Childcare Zoning			Target Adoption						
	SB 5559: Unit Lot Subdivision Procedures			Target Adoption						
HB 1096: Lot Splitting			Target Adoption							
HB 1183: Various Building & Development Regulations			Target Adoption							
U n d e r w a y	BelRed Look Forward LUCA/Rezone			Target Adoption						
	Housing Opportunities in Mixed Use Areas (HOMA)	Target Adoption								
	SB 5412: SEPA Exemptions BCCA			Target Adoption						
	Sign Code Update		Target Adoption							
D O C K E T	Bellevue College LUCA/Rezone						Target Adoption			
	Downtown Livability Amendments 2.0					Target Adoption				
	Annual CPA Amendments/Annexation (2026)				Target Adoption					
	Annual CPA Amendments/Annexation (2027)								Target Adoption	
	High Density Residential/PUD LUCA						Target Adoption			
	Safe Parking LUCA					Target Adoption				
	C-1 Program CPA and LUCA									
	NAP Great Neighborhoods (Eastgate and Factoria)				Target Adoption					
	NAP Great Neighborhoods (W. Lake Samm, Lake Hills)								Target Adoption	
	NAP Great Neighborhoods (Woodridge, West Bellevue)									Target Adoption
P3 Development Agreement LUCA		Target Adoption								

KEY

Pre-Launch Phase

Execution Phase

Implementation Phase



State Requirements

2026-2027 Workplan		2026				2027				2028
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- Pre-Launch Phase
- Execution Phase
- Implementation Phase

Deadlines:

- Parking Reform LUCA (SB 5184): January 27, 2027
- SB 5611, SB 5571: July 27, 2025
- HB 1757: June 30, 2026
- HB 1576: July 26, 2026
- SB 5509, SB 5559, HB 1096: July 27, 2027
- HB 1183: June 30, 2029



Previously Directed/Underway

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- Leaf Blowers discussed and included in the 2026–2030 Sustainable Bellevue Plan as a priority strategy to reduce emissions, air, and noise pollution by assessing a transition to electric yard care equipment.
- Actions adopted do not include code or policy changes, so the item was removed from the 2-year LUPI Workplan and will be implemented through the Sustainable Bellevue Plan.



Previous Workplan/Docket

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