



Land Use Planning Initiative (LUPI)

2026-2027 Workplan Project List

February 10, 2026

2026-2027 LUPI Workplan Projects

The 2026-27 LUPI workplan is organized under three categories: state requirements, items previously directed that are underway, and items from the previous LUPI workplan or docket with Pre-Launch, Project Execution, and Implementation/Post-Adoption Phases. There are a number of items that will extend into 2028.

Acronyms

LUPI	Land Use Planning Initiative
PUD	Planned Unit Development
CPA	Comprehensive Plan Amendment
LUCA	Land Use Code Amendment
BCCA	Bellevue City Code Amendment
HB/SB	House Bill/ Senate Bill
NAP	Neighborhood Area Plan
P3	Public-Private-Partnership

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	Yellow		Completion							
	State Legislation (mandates/conformance)		Yellow				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						KEY	
	HB 1576: Historic Preservation Reform			Target Adoption						Pre-Launch Phase	
	SB 5509: Childcare Zoning			Target Adoption						Execution Phase	
	SB 5559: Unit Lot Subdivision Procedures			Target Adoption						Implementation Phase	
U n d e r w a y	HB 1096: Lot Splitting			Target Adoption							
	HB 1183: Various Building & Development Regulations			Target Adoption							
	BelRed Look Forward LUCA/Rezone			Target Adoption							
	Housing Opportunities in Mixed Use Areas (HOMA)	Target Adoption									
D O C K E T	SB 5412: SEPA Exemptions BCCA		Yellow		Target Adoption						
	Sign Code Update			Target Adoption							
	Bellevue College LUCA/Rezone	Yellow						Target Adoption			
	Downtown Livability Amendments 2.0	Yellow					Target Adoption				
	Annual CPA Amendments/Annexation (2026)					Target Adoption					
	Annual CPA Amendments/Annexation (2027)				Yellow					Target Adoption	
	High Density Residential/PUD LUCA	Yellow						Target Adoption			
	Safe Parking LUCA		Yellow				Target Adoption				
C - 1	C-1 Program CPA and LUCA			Yellow							
	NAP Great Neighborhoods (Eastgate and Factoria)					Target Adoption					
	NAP Great Neighborhoods (W. Lake Samm, Lake Hills)	Yellow								Target Adoption	
	NAP Great Neighborhoods (Woodridge, West Bellevue)						Yellow				Target Adoption
P3 Development Agreement LUCA		Yellow	Target Adoption		Blue						

2026-2027 LUPI Projects

Pre-Approved Plans Program

City Council adopted new regulations allowing Detached Accessory Dwelling Units (DADUs) and Cottage Housing. This initiative will provide pre-approved plan options for these housing types with the intent of streamlining the process to building DADUs or cottage housing. The timing of this effort will align with the 2026 building code update cycle, which is set to go into effect in November 2026.

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 2024-25 legislative session.

- SB 5611: Permitting, Binding Site Plans – Requirements to expand the use of binding site plans to include commercially zoned property allowing multifamily residential uses. In addition, the bill includes minor amendments to 2023's SB 5290 permit processing requirements.
- HB 1757: Residential Conversions – Additional minor updates building on past legislation (HB 1042) to facilitate the addition of housing units within existing buildings in commercial, mixed-use, or residential zones.
- SB 5509: Childcare Zoning – Requirement to expand allowances for childcare centers as a permitted use in all non-industrial zones.
- SB 5559: Unit Lot Subdivision Procedures – Establishes procedures for "unit lot subdivisions" and requires cities to adopt such procedures.
- HB 1096: Lot Splitting – Requirements to allow administrative lot splitting to expand middle housing and affordable ownership opportunities in cities under the Growth Management Act. The bill requires cities to allow residential lots to be split into two through a separate administrative process.
- HB 1183: Various Building & Development Regulations – This bill adjusts setback and roof height limits for retrofits and passive house construction, prohibits façade modulation and upper-level setbacks for certain residential projects, and restricts off-street parking requirements for affordable housing. Additionally, it establishes maximum size limits for certain affordable housing units.
- SB 5184: Parking Reform – State mandate that establishes limitations on minimum parking requirements for both residential and commercial developments.
- HB 1181: Climate Change – Requirements to have a climate and resiliency element in the Comprehensive Plan, address Comprehensive Plan policy direction on environmental justice and ADA.
- SB 5412: SEPA Exemptions – Optional legislation to reduce local governments' land use permitting workloads.

Omnibus LUCA

The Omnibus LUCA will update the City's Land Use Code to ensure compliance with recent state legislation, including SB 5611 (Permitting and Binding Site Plans), HB 1757 (Residential Conversions), SB 5509 (Childcare Zoning), SB 5559 (Unit Lot Subdivision Procedures), HB 1096 (Lot Splitting), and HB 1183 (Building and Development Regulations). In addition to incorporating these state-mandated changes, the LUCA will include minor updates to improve clarity and internal consistency of the Land Use Code.

BelRed Look Forward 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) now open as well as recent updates to the BelRed Subarea Plan, this initiative will review the Land Use Code to implement recently adopted Policy amendments and map changes included in the Comprehensive Plan Periodic Update.

Next Right Work: Housing Opportunities in Mixed Use Areas (HOMA)

Council prioritized "Next Right Work" actions to further increase housing production and affordable housing opportunities in the City. The Housing Opportunities in Mixed-Use Areas (HOMA) initiative will focus on incentivizing residential over commercial development in mixed-use zones by allowing higher Floor Area Ratios (FAR) for residential uses. This project will also update form standards to allow taller buildings in most mixed-use areas, reduce residential parking requirements, expand affordable housing, and align zoning to the Future Land Use Map, which includes significant land use changes for Factoria and Crossroads, identified as candidate Countywide Centers. This project will not include BelRed, East Main, or Wilburton as these areas have separate dedicated projects that were recently completed or currently underway.

Bellevue College LUCA and Rezone

This project will implement recently adopted Policies and map changes adopted through the Comprehensive Plan Periodic Update. The LUCA and rezone will address development in and around Bellevue College and will establish a new Land Use District for the area to better support the growth and development of the College while thoughtfully addressing the needs and priorities of the surrounding community.

Downtown Livability Amendments 2.0

The initial Downtown Livability code and policy changes occurred in 2017. This project will identify and respond to implementation gaps, conflicts, and explore ways to further enhance livability in Downtown. 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 and address land use code changes to implement the visioning and planning work that emphasizes a transit-oriented development program for the city owned Metro site and interface with the planning for the Grand Connection crossing.

Comprehensive Plan Annual Amendments – 2026

GMA (RCW 36.70A.130(2)) limits updates to the Comprehensive Plan to once a year. All potential amendments to the Comprehensive Plan need to be grouped together and adopted at once. Annual amendments to the Comprehensive Plan can be both city-initiated and privately initiated. Privately initiated amendments have to be submitted by September 15, 2025. An amendment to change the land use designation for Evans Plaza in Bridle Trails neighborhood from General Commercial to Midrise Mixed use has been submitted.

City initiated amendments can be initiated at any time by City Council and include Factoria and Eastgate neighborhood area plan updates to the Comprehensive Plan. Other city initiated amendments include changes to the Transportation element to align with other changes made by the City's Transportation functional plans and amendments to support the C-1 density bonus program.

Cougar Mountain Annexation Area and associated Comprehensive Plan Amendment

The City has received a request for annexation in the Cougar Mountain Annexation Area, which includes 28 parcels on 52 acres. Bellevue City Council has approved the Notice of Intent for the annexation process to move forward. This process will include completing the annexation process and amending the Comprehensive Plan to include the 28 parcels into Bellevue's city limits.

Comprehensive Plan Annual Amendments – 2027

GMA (RCW 36.70A.130(2)) limits updates to the Comprehensive Plan to once a year. All potential amendments to the Comprehensive Plan need to be grouped together and adopted at once. Annual amendments to the Comprehensive Plan can be both city-initiated and privately initiated. Privately initiated amendments have to be submitted by September 15, 2026. City initiated amendments can be initiated at any time by City Council and include West Lake Sammamish and Lake Hills neighborhood area plan updates to the Comprehensive Plan.

High Density Residential PUD/LUCA

To follow the adoption of the update to the Future Land Use Map in the Comprehensive Plan, some areas of the city need to be rezoned through a legislative rezone process to be consistent with the changed land use designations in the Comprehensive Plan. This scope of work relates to other rezones needed to implement the Comprehensive Plan Future Land Use Map that are not included in other efforts such as the BelRed Look Forward LUCA, HOMA, Middle housing implementation. Timing will most likely occur in 2026 and beyond, after the code amendments with state mandated deadlines, and ongoing work that has already been launched. Example amendments include:

- Overlake Farms, may also include amendments to the City's PUD requirements
- Establishing new Land Use Districts for the High-Density Residential Comp Plan Designation around Crossroads and Factoria

C-1 CPA and LUCA

Update to the density bonus for housing on faith-owned properties to allow for some market-rate housing as well as affordable housing; expand eligibility to nonprofit-owned properties in residential areas.

Safe Parking

Establishing standards for safe parking programs to enable safe parking on property types beyond faith-owned sites and set clear expectations for operations.

Neighborhood Area Planning – Eastgate and Factoria

The Great Neighborhoods program comprehensively updates neighborhood area plans through equitable engagement and defining specific values and policies to supplement or implement citywide policies contained within Volume 1. A neighborhood area plan articulates a vision consistent with the citywide vision, sets priorities, and identifies future actions to realize the community's vision at the neighborhood level, including the implementation of citywide policies as adopted within the 2024-2044 Comprehensive Plan Periodic Update (CPPU 2024). The updates to the neighborhood area plan for both Eastgate and Factoria will be adopted into the city's comprehensive plan as part of the 2026 Comprehensive Plan Amendment (CPA). The planning process is designed to take just over one year to complete and, therefore, two iterations will overlap during the fall in coming years.

Great Neighborhoods – West Lake Sammamish and Lake Hills

The Great Neighborhoods program comprehensively updates neighborhood area plans through equitable engagement and defining specific values and policies to supplement or implement citywide policies contained within Volume 1. A neighborhood area plan articulates a vision consistent with the citywide vision, sets priorities, and identifies future actions to realize the community's vision at the neighborhood level, including the implementation of citywide policies as adopted within the 2024-2044 Comprehensive Plan Periodic Update (CPPU 2024). The updates to the neighborhood area plan for both West Lake Sammamish and Lake Hills will be adopted into the city's comprehensive plan as part of the 2027 Comprehensive Plan Amendment (CPA). The planning process is designed to take just over one year to complete and, therefore, two iterations will overlap during the fall in coming years.

Great Neighborhoods – Woodridge and West Bellevue

The Great Neighborhoods program comprehensively updates neighborhood area plans through equitable engagement and defining specific values and policies to supplement or implement citywide policies contained within Volume 1. A neighborhood area plan articulates a vision consistent with the citywide vision, sets priorities, and identifies future actions to realize the community's vision at the neighborhood level, including the implementation of citywide policies as adopted within the 2024-2044 Comprehensive Plan Periodic Update (CPPU 2024). The updates to the neighborhood area plan for both West Lake Sammamish and Lake Hills will be adopted into the city's comprehensive plan as part of the 2027 Comprehensive Plan Amendment (CPA). The planning process is designed to take just over one year to complete and, therefore, two iterations will overlap during the fall in coming years.

Sign Code Update

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

Public Private Partnership Development Agreement LUCA

Land Use Code Amendment to enable Development Agreements for projects involving public-private partnerships. This LUCA would allow greater zoning flexibility to advance City policy priorities—such as housing, sustainability, and economic development when the City has involvement with a property.

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.