



City of Bellevue

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

**City Council Study Session  
March 21, 2022**

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# Information Only

Staff presentation on  
Joint 2022-2023 Land  
Use Planning Initiatives  
Workplan





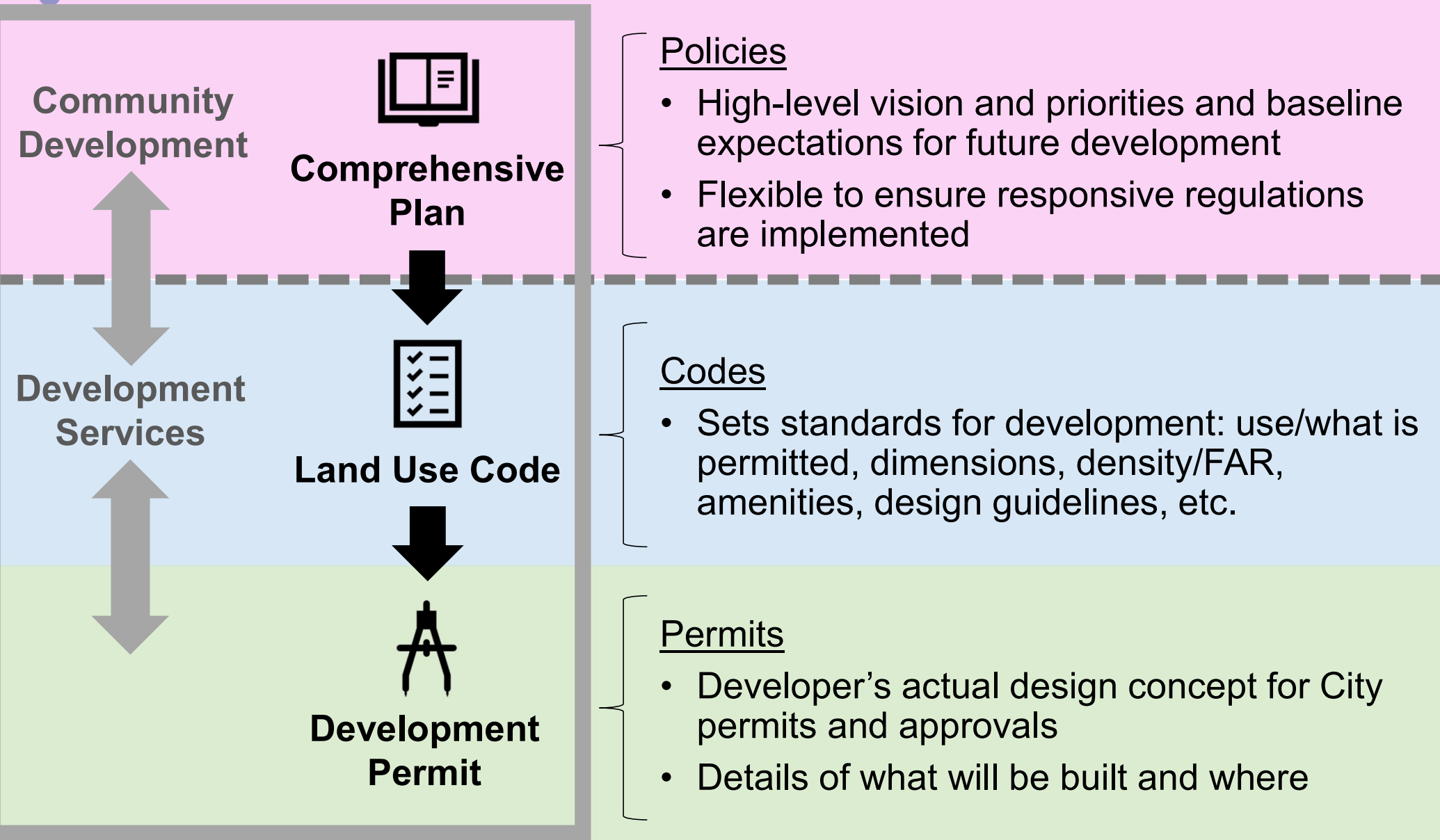
# Agenda

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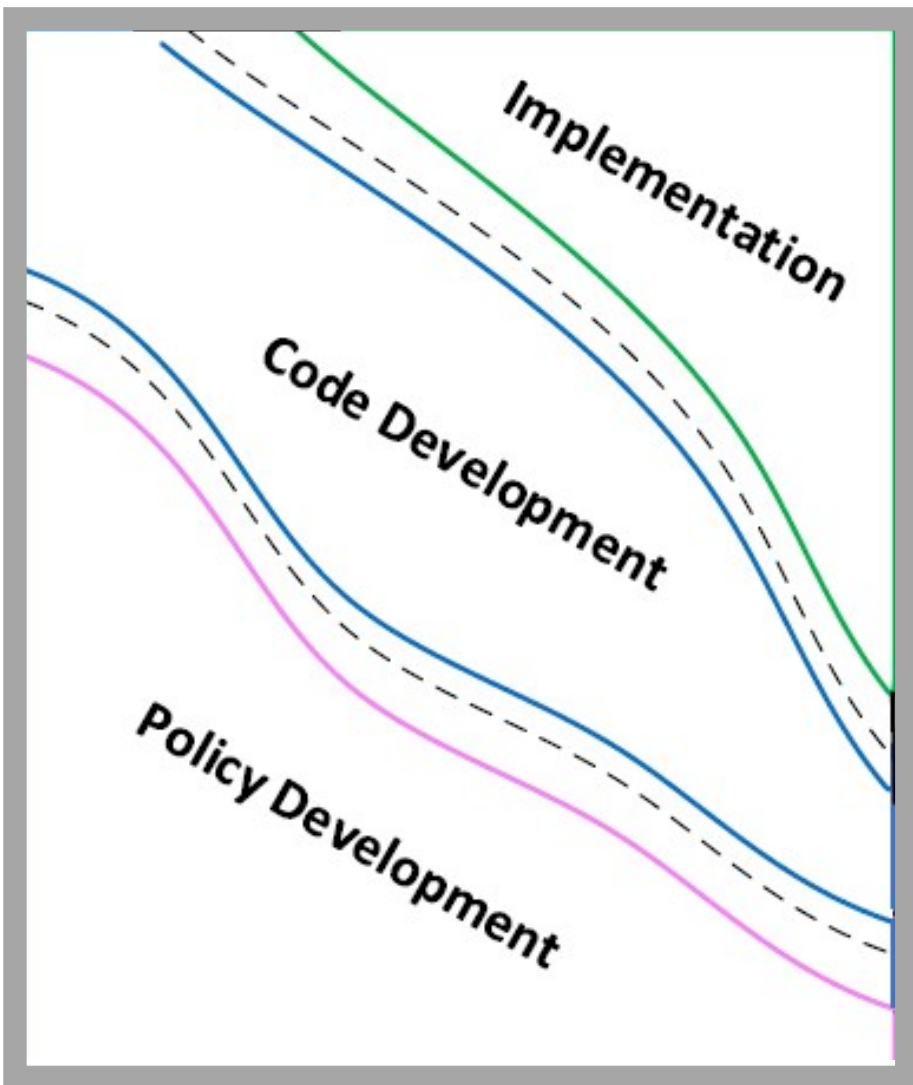
- Planning Process Overview
- 2021 Accomplishments
- Workplan Prioritization
- Initiative Timing/Synergies



# Policy → Code → Permit



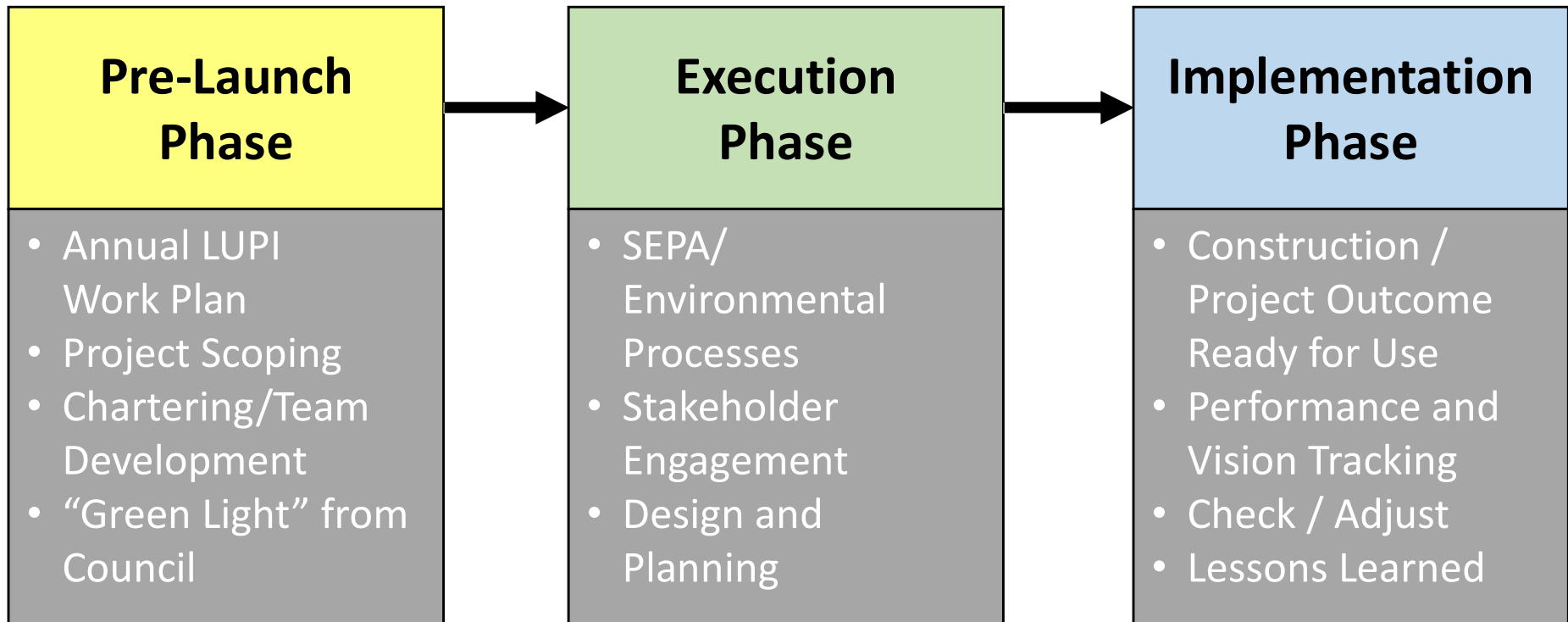
# Land Use Planning Initiatives



## LUPI (Land Use Planning Initiatives)

- Updated, standardized, predictable process in place
- Establishes clear roles and responsibilities, work planning, communication, and evaluation of outcomes
- Intended to meet Council and community expectations and to respond to a rapid rate of growth and development

# LUPI Process



- Planning process for most complex projects contains 72 steps
- Scalable process – all land use planning projects will utilize all or some of these steps

# 2021 LUPI Accomplishments

- East Main LUCA
- Grand Connection DGs/LUCA
- 2021 Annual CPAs
- NE/NW Bellevue NAPs
- MFTE Code
- Zero Lot Line LUCA
- ADU LUCA (3-year Rule)
- Residential Parking LUCA
- Residential Occupancy LUCA
- DASH CPA Map Change
- C-1 Density Bonus



# Joint CD-DSD LUPI Workplan

## Responsive to needs of the City

- Housing options and affordability
- Equity and inclusion
- Maintain economic innovation
- Sustainability

## Planning Framework

- State Growth Management Act: Periodic Plan Update (2024); New Legislation
- PSRC Vision 2050, Multicounty Planning Policies
- Countywide Planning Policies and Growth Targets:  
Housing: +35,000; Jobs: +70,000





# Workplan Prioritization

- Displays **project readiness** based on LUPI “One-Pagers”
- Furthers or develops **key City policy direction**
- Meets defined **mandate** (e.g., state legislation)
- Benefits from **synergies** with other City planning projects
- Maximizes **positive outcomes** vs. level of investment for effort
- Avoids significant **opportunity costs**
- **Alignment** with Enterprise Priorities and resourcing from partner City departments
- Completes ongoing initiatives, then allocates **available resources** to new projects
- **Trade-offs** for scope adjustments, unanticipated project delays and/or additional project asks

# Project Synergy Examples

**Focus on completing major planning initiatives and progressing on Council priorities (i.e., growth strategy, Wilburton, jobs/housing)**

Bellevue Comprehensive Plan Periodic Update

Wilburton CPA/LUCA

I-405 Grand Connection Crossing

BelRed Look Forward LUCA



**Project coordination to maximize positive outcomes (e.g., affordable housing)**

Affordable Housing Strategy “Next Right Work”

Affordable Housing Action C-1 Phase 2 CPA/LUCA

Supportive Housing and Emergency Housing LUCA

# 2022–2023 LUPI Workplan

KEY

Pre-Launch Phase
Execution Phase
Implementation Phase

Initiatives	2022				2023				2024	
	Q1 2022	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023	Q3 2023	Q4 2023	Q1 2024	Q2 2024
2022 Annual CPAs				Adoption						
Comprehensive Plan Periodic Update										Target Adoption
Wilburton CPA/LUCA								Target CPA Adoption		Target LUCA Adoption
I-405 Grand Connection Crossing		If direction received to proceed								
BelRed Look Forward CPA/LUCA										Target Adoption
AHS "Next Right Work"								Target Adoption		
AHS C-1 Phase 2 CPA/LUCA				Target CPA Adoption		Target LUCA Adoption				
Supportive & Emergency Shelter LUCA		Target Adoption								
State Legislation (mandates/conformance)				Target Adoption				Target Adoption		
Tree Canopy Preservation LUCA/BCCA						Target Adoption				
Noise Control Amplified Sound (Phase 1)		Target Adoption								
Noise Control Construction (Phase 2)					Target Adoption					
Wireless (Small Cell ) LUCA					Target Adoption					



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# LUPI Docket – Post 2023

- Civic Center CPA/LUCA
- Bellevue College
- NAP Great Neighborhoods (Crossroads and Newport) CPA
- Sign Code Update
- Quasi-Judicial Appeal LUCA
- LUCA Clean Up/Omnibus
- Parking Standards Update
- Downtown Livability Amendments
- Roosters and Peafowl LUCA
- Noise Control – Leaf Blowers
- EV Charging LUCA
- ESI Air Quality
- ESI Green Building Update
- Living Building Pilot Program

