



Land Use Planning Initiative (LUPI) 2022-2023 Workplan Project List

March 21, 2022

2022-2023 LUPI Workplan Projects

Annual 2022 CPAs

Under the GMA, the City has an Annual Comprehensive Plan Amendment process. Over the course of the year, the City reviews privately-initiated applications through a two-step process along with City-initiated annual amendments as directed by Council. This initiative results in final CPA action in December 2022.

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

Bellevue 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 2024. This initiative was launched by Council on February 28, and will address City planning to meet new growth targets and set a course for how Bellevue will evolve over the coming decades.

Wilburton CPA/LUCA

The City will undertake a CPA and LUCA to transform the Wilburton planning area into a neighborhood that serves the needs of the City's diverse and growing population. The Wilburton CPA/LUCA will establish Bellevue's next urban mixed-use community that addresses the growing need for a variety of housing types, including affordable housing while enhancing livability and improving access to Eastrail and light rail.

I-405 Crossing/Metro Site/Lincoln Center

There is a proposal for a pedestrian/bicycle bridge over I-405 as an initial capital improvement to provide east-west connectivity between Downtown and Wilburton/Eastrail. This crossing would need to be examined with respect to the vision for the Grand Connection and I-405 "Lid Park" concept, and the interface with the Civic Center area and Lincoln Center property.

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 East Link light rail opening in 2023, 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.

Affordable Housing Strategy “Next Right Work”

Bellevue’s 2017 Affordable Housing Strategy established a goal of adding 2,500 affordable homes in Bellevue within 10 years of implementation. The City is on track to meet this goal. This workplan includes the following LUPI initiatives directly related to affordable housing actions, with a number of additional items to be identified by Council in Q2 2022 as the Affordable Housing Strategy “Next Right Work” as noted below.

- Housing Needs Assessment
- Permanent Supportive Housing Community Engagement Guide
- House Bill 1590 Funding/Framework
- Affordable Housing “Next Right Work” as directed by Council

Affordable Housing Strategy Implementation – C-1 Phase 2 CPA/LUCA

Phase 2 of implementing Affordable Housing Strategy Action C-1 includes map amendments for certain eligible religious-owned properties and subsequent LUCA to ensure upzones result in affordable housing development. This builds upon the C-1 Phase 1 work that included a 50 percent density bonus on qualifying properties.

Supportive Housing and Emergency Housing/Shelter LUCA

Permanent regulations for supportive housing and emergency shelter to replace the Interim Official Control ordinance.

State Legislation (Mandates/Conformance Amendments)

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. Recent examples include the Floodplain LUCA, Residential Occupancy LUCA, and Residential Parking LUCA.

Tree Canopy Preservation LUCA/BCCA

The Environmental Stewardship Plan includes an action to update the tree canopy regulations to mitigate and reduce loss of tree canopy. This project includes a review of existing tree preservation, retention, and replacement regulations to identify potential areas for updates and improvements.

Noise Control ED Amplified Sound (Phase 1) BCCA

The City’s Economic Development Plan aims “to encourage more activities and events that enhance placemaking, community building, and promotion of Bellevue.” This includes neighborhood gatherings and celebrations, and activations on private plazas to bring

vibrancy to our public spaces. This BCCA focuses on expanding the days and hours when amplified sound may be permitted.

Noise Control Construction Noise (Phase 2) BCCA

This project will establish public notification standards in the code for construction noise during expanded hours. Amendments will also address criteria for approving expanded hours for construction noise, including master permit approval and new allowances for tower crane assembly, erection, and removal.

Wireless (Small Cell Wireless Facilities) LUCA

This LUCA will establish regulations for small-cell wireless facilities on private property, consistent with the regulations for these facilities in the right-of-way and federal law.