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TO: Mayor Malakoutian and City Councilmembers

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SUBJECT: 2026-2027 Land Use Planning Initiatives Workplan

Background and Purpose of the LUPI Framework

Staff will present the 2026–2027 joint Community Development (CD) and Development Services Department (DSD) Land Use Planning Initiatives (LUPI) workplan for Council information. This presentation includes a progress update on the prior two-year workplan and describes the focus and priorities for the upcoming 2026–2027 period.

The proposed workplan is designed to balance workload with available resources, including staff from CD, DSD, other partnering city departments, and external consultants. This approach enables the city to complete projects already underway while advancing new initiatives and key Council priorities.

The work of CD and DSD is foundational to how Bellevue is planned and how the city grows and changes over time. Both departments are responsible for updates and amendments to the Comprehensive Plan, which establishes the city's long-term vision and development priorities, as well as to development regulations, including the standards and requirements contained in the Land Use Code (LUC). All development proposals must be consistent with the Comprehensive Plan and comply with the LUC in order to obtain land use entitlements and permits.

To better coordinate and streamline Comprehensive Plan Amendments (CPAs), Land Use Code Amendments (LUCAs), and related Bellevue City Code amendments, CD and DSD developed the LUPI framework in 2020. The framework provides a standardized, timely, and predictable approach to land use planning initiatives, with clearly defined steps, roles and responsibilities, and coordinated work planning across departments.

2024-2025 LUPI Accomplishments

Over the past two years, the LUPI framework has delivered several significant accomplishments that will shape Bellevue's growth for decades. This includes completion of the periodic update to the Comprehensive Plan, which establishes a community vision and policy framework for a 20-year horizon across housing, transportation, human services, parks, and more to guide future growth and development. The city also completed policy and code amendments for the Wilburton Vision Implementation, positioning the approximately 300-acre Wilburton commercial area to become Bellevue's next urban mixed-use community. These code and policy changes completed in June 2025 have already generated strong development interest, with 1,282 residential units in the permitting pipeline in Wilburton across three projects and more in the pre-application phases of the process. These three projects are expected to deliver 40 affordable housing units at 80 percent of area median income and approximately \$2.8 million in in-lieu affordable housing fees. Additionally, the city implemented middle housing citywide and completed a major update to the Critical Areas Ordinance, the first comprehensive update since 2006.

2024 Accomplishments

- 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

2025 Accomplishments

- 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

2026-2027 Joint CD and DSD Workplan

For 2026-2027, CD and DSD have prepared a coordinated joint LUPI workplan (Attachment A), which includes potential policy and code amendment projects. The projects in the LUPI workplan involve many internal and external stakeholders, the Planning Commission and Council, as well as significant public engagement. This joint LUPI workplan is balanced to complete ongoing projects and advance key Council priorities, with the available resources from CD and DSD and within the capacities of Council, Commission, and the public to engage on these projects. Specifically, the following factors have influenced the prioritization of projects for inclusion in the workplan:

- Respond to near- and long-term needs of the city;

- Advance Council's Strategic Target Areas: High Performance Government; Thriving People and Communities; Vibrant Economy; Safe and Efficient Transportation; High Quality Built and Natural Environment; Community Safety and Health;
- Consistent with state and regional planning framework: State Growth Management Act, Puget Sound Regional Council Vision 2050, County Planning Policies and growth targets for housing (+35,000) and jobs (+70,000) in Bellevue by 2044;
- Recent state legislation;
- Project readiness based on LUPI "One-Pagers;"
- Benefit from synergies with other city planning projects;
- Maximize positive outcomes vs. level of investment for the effort;
- Avoid significant opportunity costs;
- Align with other department workplans that support the Council's Vision, Priorities, and Strategic Target Areas; and
- Complete ongoing initiatives, then allocate available resources to new projects.

The proposed two-year work plan has been resourced to align with current staffing and capacity. However, demand for additional amendments exceeds available resources. Accordingly, staff have established a docket to track other requested or potential amendments for future consideration. The items listed in Attachment B are those on the docket and in the queue for Council initiation after 2027. Some items may be advanced or initiated within the next two years if projects in the proposed two-year work plan are completed ahead of schedule.

Attachments:

- A. 2026-2027 LUPI Workplan
- B. LUPI Post-2027 Project Docket