



City of Bellevue

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

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# Information Only

Staff presentation on  
Joint 2024-2025 Land  
Use Planning Initiatives  
Workplan





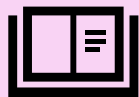
# Agenda

- Planning Process Overview
- 2022-23 LUPI Workplan Accomplishments
- Workplan Prioritization
- Initiative Timing/Synergies
- Post 2025 Docket

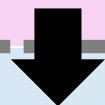


# Policy → Code → Permit

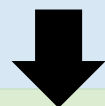
**Community  
Development**



**Comprehensive  
Plan**



**Land Use Code**



**Development  
Permit**

**Development  
Services**

## Policies

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

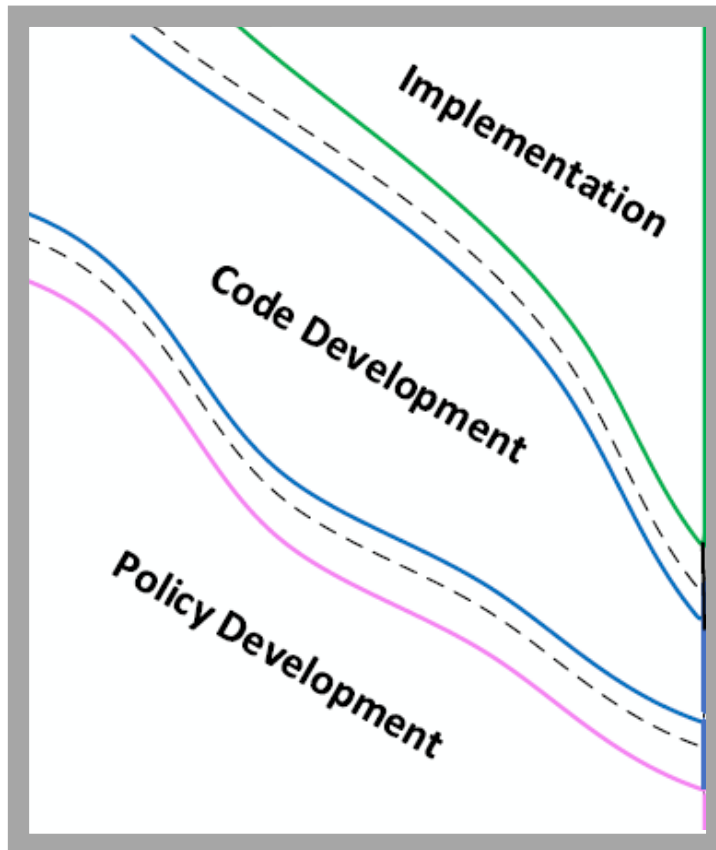
## Codes

- 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

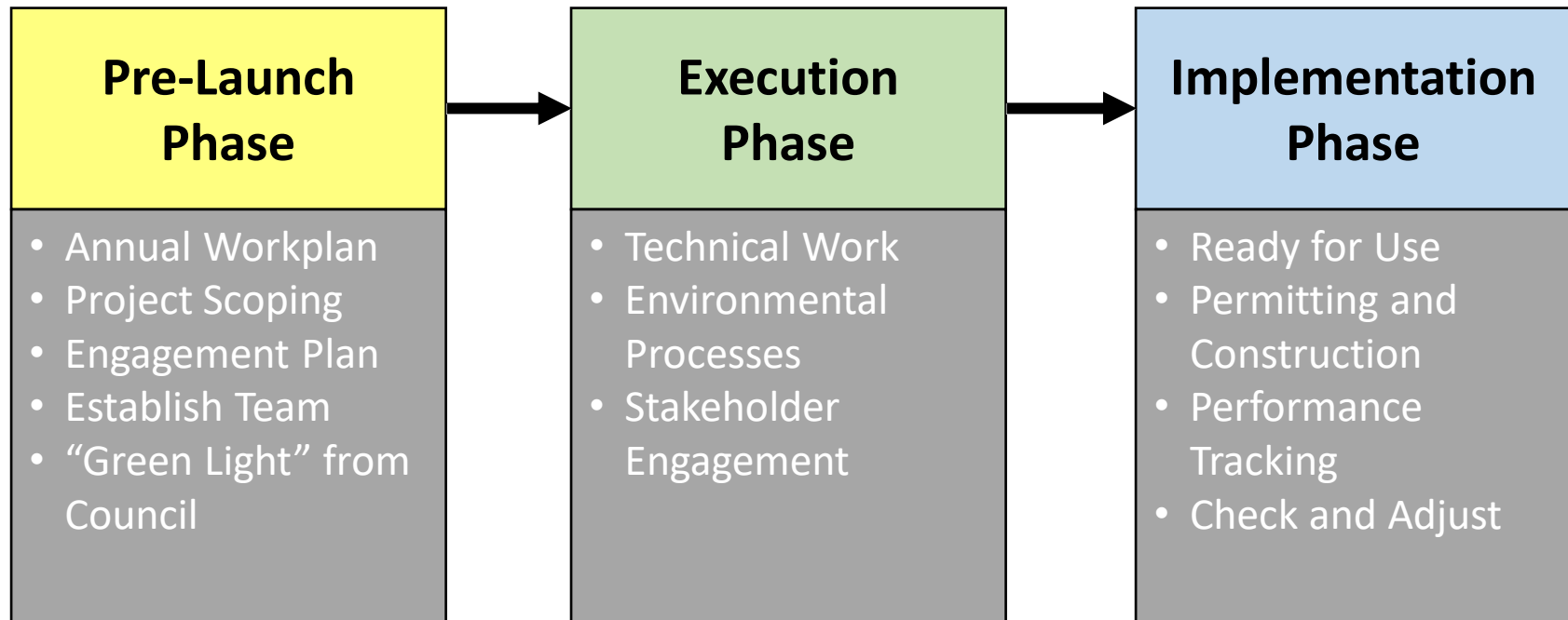
# Land Use Planning Initiatives



Project Considerations

- 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 relating to growth and development

# LUPI Process



# 2022-23 LUPI Accomplishments

2022	2023
<ul style="list-style-type: none"><li>✓ Family Child Care Homes LUCA</li><li>✓ Supportive &amp; Emergency Housing LUCA</li><li>✓ EBCC Sunset LUCA</li><li>✓ Temporary Public Safety Facilities LUCA</li><li>✓ Quasi-Judicial LUCA (Phase 1)</li><li>✓ Noise Control Code Amendment – Amplified Sound (Phase 1)</li></ul>	<ul style="list-style-type: none"><li>✓ <b>NRW</b> ADU Reform LUCA</li><li>✓ <b>NRW</b> Micro-Apartments LUCA</li><li>✓ <b>NRW</b> Increase Residential FAR IOC (Downtown/Phase 1)</li><li>✓ <b>NRW</b> Reduced Permit Review and Inspection Fee Program</li><li>✓ <b>NRW</b> Increased SEPA Exemption Thresholds BCCA</li><li>✓ <b>NRW</b> Unit Lot Subdivision TR Amendments BCCA</li><li>✓ Wireless Communication Facilities LUCA</li><li>✓ Quasi-Judicial SMP LUCA (Phase 2)</li><li>✓ C-1 Phase 2 LUCA</li></ul>

# Joint CD-DSD LUPI Workplan

- Advances Council priorities; 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





# 2024–2025 LUPI Workplan

2024-2025 Workplan		2024				2025				2026
Project/Initiative		Q1 2024	Q2 2024	Q3 2024	Q4 2024	Q1 2025	Q2 2025	Q3 2025	Q4 2025	2026
S T A T E  R E Q U I R E M E N T S	Comprehensive Plan Periodic Update	FEIS		CPPU Adopted						
	NRW encourage DADUs, and Duplex, Triplex, Quadplexes (w/ mechanism for separate ownership) HB 1110: Middle Housing HB 1337: ADU Bill	FEIS		CPPU Adopted			LUCA Adopted		<b>KEY</b> <div>Pre-Launch Phase</div> <div>Execution Phase</div> <div>Implementation Phase</div>	
	HB 1293: Streamlines Design Review						LUCA Adopted			
	HB 1042: Conversion of Existing Buildings for Residential Use						LUCA Adopted			
	SB 5290: Permit Streamlining				Target Adoption					
	State Legislation (mandates/conformance)				Target Adoption				Target Adoption	
	Critical Areas Ordinance Update									Target Adoption
P R E V I O U S L Y	Wilburton Vision Implementation CPA/LUCA	FEIS	CPA/LUCA Adopted							
	Wilburton Sustainable District Opportunity Assessment									
	BelRed Look Forward CPA/LUCA	FEIS		CPPU Adopted			LUCA Adopted			
	NRW Increased FAR for Residential LUCA	FEIS		CPPU Adopted			LUCA Adopted			
	Bellevue College CPA/LUCA			CPPU Adopted				LUCA Adopted		
	Tree Canopy LUCA/BCCA	FEIS	LUCA Adopted							
	NRW Downtown IOC Extension									
	SB 5412: SEPA Exemptions								Target Adoption	
	Grand Connection: Civic Center and Wilburton Land Use Interface						LUCA Adopted			
	Noise Control Construction Noise/Sleeping Rooms (Phase 2) BCCA									
D O C K E T	Code Clean Up					Target Adoption				
	Great Neighborhoods (Crossroads and Newport) CPA								Target Adoption	
	Sign Code Update							Target Adoption		
	Noise Control Leaf Blowers (Phase 3) BCCA									Target Adoption
	Electric Vehicle Charging BCCA			Target Adoption						



# State Requirements

KEY
Pre-Launch Phase
Execution Phase
Implementation Phase

2024-2025 Workplan		2024				2025				2026
Project/Initiative		Q1 2024	Q2 2024	Q3 2024	Q4 2024	Q1 2025	Q2 2025	Q3 2025	Q4 2025	2026
S T A T E  R E Q U I R E M E N T S	Comprehensive Plan Periodic Update	FEIS		CPPU Adopted						
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	HB 1293: Streamlines Design Review						LUCA Adopted			
	HB 1042: Conversion of Existing Buildings for Resi						LUCA Adopted			
	SB 5290: Permit Streamlining				Target Adoption					
	State Legislation (mandates/conformance)				Target Adoption				Target Adoption	
	Critical Areas Ordinance Update									Target Adoption

## Deadlines:

- Comp Plan: **December 2024**
- HB 1110, HB 1337, HB 1293, HB 1042: **June 30, 2025**
- SB 5290: **December 2024** (code amendments only)
- Critical Areas Update: **December 2026**



# Previously Directed

## KEY

Pre-Launch Phase

Execution Phase

Implementation Phase

2024-2025 Workplan		2024				2025				2026
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P R E V I O U S L Y  D I R E C T E D	Wilburton Vision Implementation CPA/LUCA	FEIS	CPA/LUCA Adopted							
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	Bellevue College CPA/LUCA			CPPU Adopted				LUCA Adopted		
	Tree Canopy LUCA/BCCA	FEIS	LUCA Adopted							
	NRW Downtown IOC Extension									
	SB 5412: SEPA Exemptions								Target Adoption	
	Grand Connection: Civic Center and Wilburton Land Use Interface						LUCA Adopted			
	Noise Control Construction Noise/Sleeping Rooms									
	Code Clean Up					Target Adoption				



# Previous Docket

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Execution Phase
Implementation Phase

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	Project/Initiative	Q1 2024	Q2 2024	Q3 2024	Q4 2024	Q1 2025	Q2 2025	Q3 2025	Q4 2025	2026
D O C K E T	Great Neighborhoods (Crossroads and Newport) CPA								Target Adoption	
	Sign Code Update							Target Adoption		
	Noise Control Leaf Blowers (Phase 3) BCCA									Target Adoption
	Electric Vehicle Charging BCCA			Target Adoption						

# 2024-2025 Workplan Connections



Project/Initiative	Comprehensive Plan	Affordable Housing	Economic Development	Environmental Stewardship
Comprehensive Plan Periodic Update	X	X	X	X
"Next Right Work" Housing/Affordable Housing	X	X		
State Legislation for Permitting and Housing	X	X		
Critical Areas Ordinance Update	X			X
Wilburton/Sustainable District Assessment	X	X	X	X
BelRed Look Forward	X	X	X	X
Bellevue College LUCA	X			
Tree Canopy Code	X			X
Grand Connection: Civic Center and Wilburton Land Use Interface	X		X	
Great Neighborhoods	X			
Sign Code			X	
Noise Control			X	X
Electric Vehicle Charging				X

# LUPI Docket – Post 2025

- Civic Center CPA/LUCA
- Pipeline Safety Amendment
- Downtown Livability Amendments
- Sound Transit 3 Planning
- Shoreline Master Program Update (due 2029)
- Comprehensive Plan Review (5-year check-in due 2029)
- Great Neighborhoods and Annual CPA Process





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