

CITY COUNCIL STUDY SESSION

Joint land use planning initiatives workplan for Community Development and Development Services Departments.

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DIRECTION NEEDED FROM COUNCIL**INFORMATION
ONLY**

Staff will be presenting a joint 2022-2023 land use planning initiatives (LUPI) workplan for the Community Development (CD) and Development Services (DSD) Departments.

RECOMMENDATION

N/A

BACKGROUND & ANALYSIS

In tonight's Study Session, staff will be presenting the joint CD and DSD LUPI workplan for Council information. The 2022-2023 workplan is balanced to utilize available resources, which include staff from CD, DSD, and other impacted City departments, as well as external consultants, to complete projects currently underway and advance key Council priorities with new initiatives.

Both CD and DSD are tasked with updates and amendments to the City's Comprehensive Plan (high-level vision and priorities for future development) and development regulations (standards and requirements for development in the City's Land Use Code (LUC)). In turn, all development project proposals must be consistent with the Comprehensive Plan and comply with the LUC to obtain land use entitlement and permits. The work of CD and DSD is foundational to how Bellevue is planned and how the City will grow and change over time.

The City has been experiencing a record-setting development cycle that is now extending over eight consecutive years and continuing into 2022. To coordinate and streamline such updates and amendments across both departments during this time of rapid rate of growth and development, CD and DSD have recently developed and implemented a framework for all LUPI projects—Comprehensive Plan Amendments (CPAs), Land Use Code Amendments (LUCAs) and other code amendments. The LUPI framework provides for a standardized, timely, and reliable approach, with defined steps for the entire project, clear roles and responsibilities, and coordinated work planning. The LUPI process improvement effort has already delivered tangible results by way of the list of 2021 accomplishments discussed below.

2021 LUPI Accomplishments

In 2021, the first year of CD and DSD utilizing the LUPI framework, Council completed the following projects by ordinance adoption:

- East Main LUCA
- Grand Connection Design Guidelines LUCA
- 2021 Annual CPAs
- Northeast Bellevue and Northwest Bellevue Neighborhood Area Plans CPA
- Multifamily Tax Exemption (MFTE) Code Amendment
- Unit Lot Subdivision (Zero Lot Line) LUCA
- Accessory Dwelling Unit Regulations – Removal of 3-year Rule LUCA
- Reduced Residential Parking LUCA
- Residential Occupancy LUCA
- DASH CPA Map Change
- Affordable Housing Strategy Action C-1 Density Bonus LUCA

Joint CD and DSD Workplan

For 2022-2023, CD and DSD have prepared a coordinated joint LUPI workplan (Attachment A), which includes potential policy and code amendment projects. These projects shown in Attachment B involve the Planning Commission and Council, as well as the significant public engagement that would typically accompany land use proposals of this nature. 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 priorities: Housing options and affordability; equity and inclusion; maintain economic innovation; and protecting the environment;
- Consistent with 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);
- 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 Enterprise Priorities and resourcing from partner City departments; and
- Complete ongoing initiatives, then allocate available resources to new projects.

Current resources and capacity will not accommodate all potential work program items that have been identified or requested for 2022-2023. As such, staff have included the docket of amendments not in the 2022-2023 workplan in Attachment C. Should any of the projects in the docket be included in 2022-2023, trade-offs with items in the workplan or additional resources would be needed.

Next Steps

This LUPI workplan is informed by staff's best understanding of the scope, anticipated timelines, and resource needs of the listed projects. As part of the LUPI approach, CD and DSD meet on a quarterly basis to assess in a comprehensive manner how these projects are progressing and adjust as needed. These quarterly meetings are also used to prepare and coordinate the subsequent year's workplan.

This joint CD and DSD LUPI workplan is being presented for Council information. Some initiatives have already launched, such as the Comprehensive Plan Periodic Update, which was initiated by Council in February. Other 2022 projects will move forward with Council initiation, consistent with this workplan, in the coming months.

POLICY & FISCAL IMPACTS

Policy Impacts

The Comprehensive Plan is the City's foundational policy document. City review and updates to the Comprehensive Plan are vital in order for the City to prepare for future growth and emerging challenges, particularly given the record-setting development cycle in the City that has now extended over eight consecutive years. It captures community goals and establishes specific policies that directly influence how Bellevue will grow and change over time. The Comprehensive Plan policies guide other City plans, spending on capital projects, development of regulations, and other programs and services. The City's Land Use Code and other City codes implement the Comprehensive Plan. They provide the regulations that guide development in a manner that is aligned with community expectations to achieve the vision for the City.

Fiscal Impacts

The LUPI workplan is based on existing CD and DSD resources for the 2022 operating budget and 2022-2023 capital budget where funds are allocated for planning purposes.

OPTIONS

N/A

ATTACHMENTS

- A. Joint CD and DSD 2022-2023 LUPI Workplan
- B. LUPI Projects List and Description
- C. LUPI Post-2023 Project Docket

AVAILABLE IN COUNCIL LIBRARY

N/A