LAND USE

WHAT YOU WILL FIND IN THIS CHAPTER

- Information about the city's expected population and employment growth.
- Discussion of challenges and opportunities the city will face as it evolves over the next twenty years.
- A map of planned land uses.
- Policies about the city's growth strategy and land uses, as required by the Washington State Growth Management Act.

LAND USE VISION

BELLEVUE GROWS IN A MANNER THAT ENHANCES THE LIVABILITY OF THE COMMUNITY, WHILE MAINTAINING THE ELEMENTS THAT RESIDENTS CHERISH.

Growth in Bellevue is focused in denser mixed use centers, like Downtown, BelRed, and Eastgate, while maintaining the city's outstanding natural environment and the health and vitality of established residential neighborhoods.

INTRODUCTION

One of the fundamental roles of the Comprehensive Plan is to anticipate, guide, and plan for growth in a way that helps the city achieve its vision. The plan is a tool to look ahead to the likely growth and ensure that the city's plans for land uses, infrastructure, and services are aligned.

The Land Use Element addresses the general pattern of land use within the city and provides a framework to guide the city's overall growth and development. It ensures an appropriate mix of land uses are available to support the city's economic goals, provide services to residents and businesses, and provide an array of choices for where to live. Land use planning helps protect environmentally sensitive areas and maintain the character of established neighborhoods while allowing the city to evolve to meet the changing needs of the community.

TODAY'S CONDITIONS AND TOMORROW'S PROJECTIONS

LAND USE TODAY AND TOMORROW

Today's Conditions

Bellevue is a major regional job center, with more people working in the city than living in it. It is the state's fifth largest city where about 134,000 people live and 140,000 people work. In the city's early years, growth occurred primarily through annexation with the development of single family subdivisions and community shopping areas. Now abutting other cities and water bodies, the city no longer has the ability to grow outward.

Centrally located on the Eastside, Bellevue is served by three major freeways. Light rail transit connecting the Eastside to Seattle is planned by 2023. The combination of geographic location, transportation access, and a beautiful natural setting has drawn people to live and work in Bellevue.

Bellevue holds on to its legacy as an agrarian community and post-war suburb with its distinct neighborhoods and beautiful natural areas and open spaces. In the early 20th century, the natural environment within Bellevue was changed by the conversion of upland forest and wetland habitats to agricultural uses and urban development. Today, the city is home to urban forests, wetlands, lakes, and more than 50 miles of free-running streams, some of which are salmon-bearing.

Future growth is largely limited to the redevelopment of existing areas. Nearly 11.3 million square feet of new commercial and residential development occurred in Downtown in the last decade, changing parking lots into high-rise office and residential towers. Recent planning efforts have identified the areas of BelRed and Eastgate as opportunities for additional infill redevelopment that leverages convenient access to transit.

WHAT DOES IT MEAN?

- By 2035, Bellevue is anticipated to add 15,800 more housing units and 51,800 more jobs.
- Downtown Bellevue is a regional center and is expected to accommodate about half of the city's housing and job growth.
- Most of the housing and job growth outside of Downtown is expected to occur in BelRed and other mixed commercial and residential centers.
- The city's land use plans seek to preserve and enhance the health and vitality of established neighborhoods and retain natural areas.

Tomorrow's Projections

Housing and Job Growth Forecasts. The Puget Sound Regional Council projects the region will grow by more than 1.7 million people and that the economy will generate more than 1.1 million additional jobs between 2000 and 2040. Within this regional context, Bellevue is expected to grow by about 30,200 people and 52,000 jobs by 2035.

Figure LU-1. 2035 Housing, Population and Job Projections

	Housing Units	Population	Jobs
2012	58,400	130,200	133,400
2035 Projection	74,200	160,400	185,100

These local projections are based on state and regional growth forecasts and the work of cities and counties to identify where growth should be anticipated. A major underpinning of planning is the establishment of housing and job "targets" for each city. King County and its cities use state and regional forecasts to estimate the housing and non-construction job growth for each jurisdiction. The targets reflect jurisdictions' commitment to have the infrastructure and zoning in place to support growth within the planning time period. The targets adopted by the Growth Management Policy Council anticipate housing and job growth for the 25-year period from 2006 to 2031. To establish a projection for 2035, the city extrapolated trends through 2031, included recently annexed areas, and adjusted for development that occurred between 2006 and 2012.

Figure LU-2. 2031 and 2035 Housing and Job Growth

	2006 - 2031 Adopted Targets	2012 - 2035 Projected Growth
Housing Units	17,000	15,800
Jobs	53,000	51,800

**The Bellevue City Council ratified growth targets for the 2006-2031 period in May 2010 (Resolution 8088).*

Bellevue has sufficient land capacity to accommodate about 23,000 additional housing units and about 83,300 jobs, giving it more than enough capacity to meet is projected growth to 2035. About half of future housing and job growth is planned for Downtown Bellevue and the vast majority of the remaining growth is planned to occur in other mixed use centers, including BelRed, Eastgate and Wilburton. A small amount of growth is anticipated in other areas spread throughout the city through natural redevelopment and infill that is allowed under current zoning.

BUILDABLE LANDS

The 2014 Buildable Lands Report showed there is a limited supply of vacant land available for development in Bellevue, and much of the vacant land remaining today is constrained by environmentally sensitive areas, steep slopes and other factors.

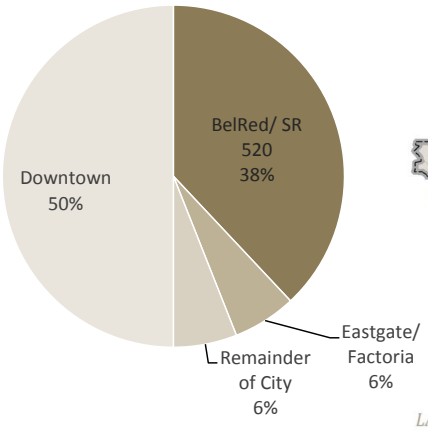
The report showed that the majority of Bellevue's capacity for growth is through redevelopment of previously developed lands. These underutilized lands are largely located in Downtown, BelRed and other commercial centers. Zoning and infrastructure supports redevelopment of these areas to accommodate the city's anticipated growth.

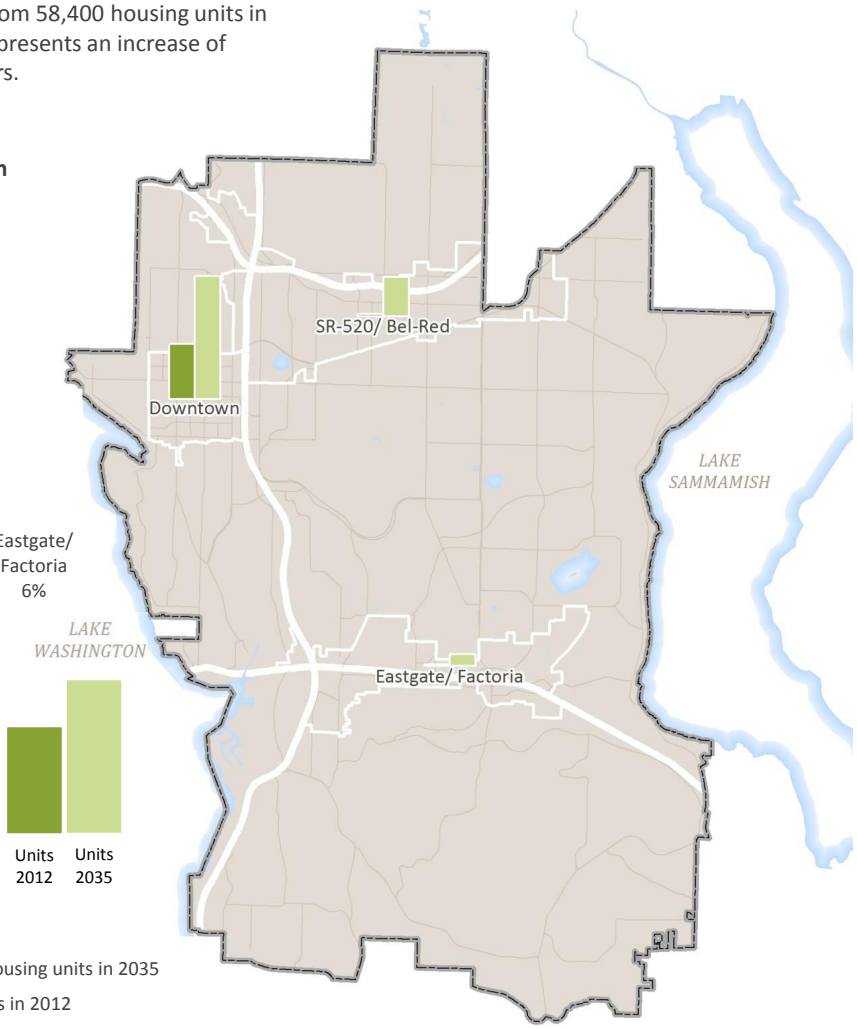
Figure LU-3. Projected Housing Growth

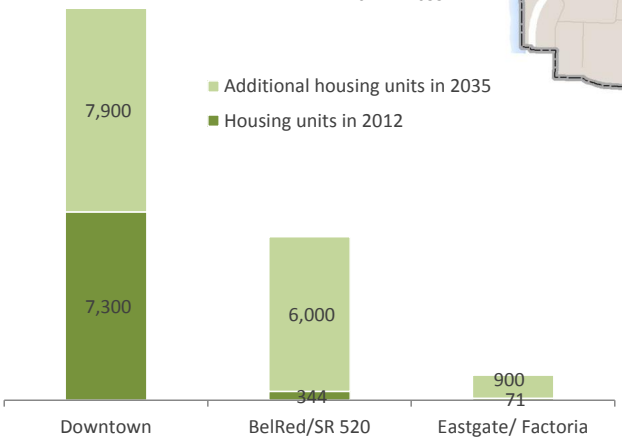
Housing Growth 2012-2035

Bellevue is projected to grow from 58,400 housing units in 2012 to 74,200 in 2035. This represents an increase of about 15,800 units over 23 years.

Distribution of Housing Growth







The remainder of the city is projected to grow by 900 new units by 2035.

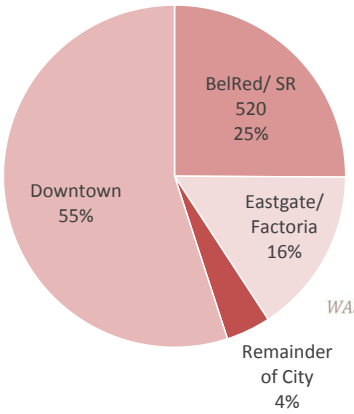
Figure LU-4. Projected Employment Growth

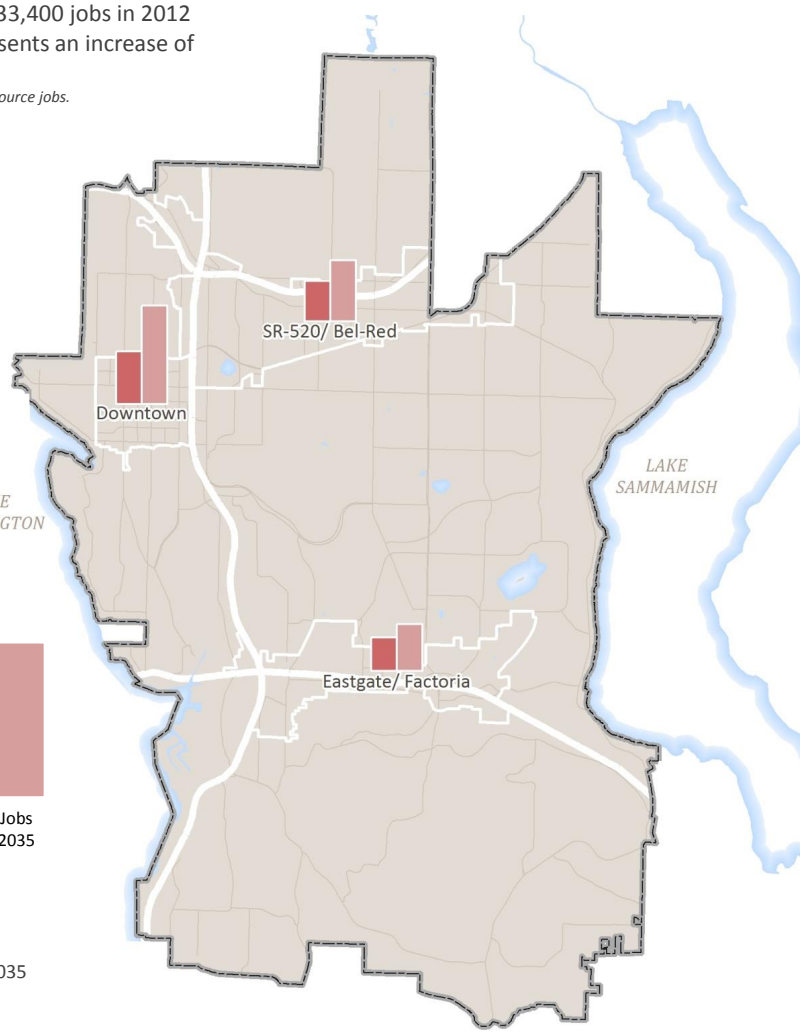
Job Growth 2012-2035

Bellevue is projected to grow from 133,400 jobs in 2012 to about 185,100 in 2035. This represents an increase of 51,800 jobs over 23 years.

Note: These figures do not include construction and resource jobs.

Distribution of Job Growth





The remainder of the city is projected to grow by 2,200 new jobs by 2035.

CHALLENGES AND OPPORTUNITIES

Bellevue seeks to meet the challenge of achieving the community's land use vision, accommodating future growth, and preserving what community members love about Bellevue. Challenges and opportunities include:

- **Coordinating Capital Investments with Growth.** Residents will continue to expect what Bellevue is known for: excellent services and great parks, schools, and amenities. Without quality services and amenities, people would choose to live and work elsewhere, which could undermine Bellevue's growth strategy and impact the city's economic development. Funding the required infrastructure and amenities may be a challenge.
- **Aging Commercial Areas.** In some older residential areas, neighborhood shopping centers are experiencing high vacancies and struggling to meet changing market conditions. In today's retail market, more shoppers are choosing regional destinations, larger stores, and online offerings. Smaller shopping centers' land use mix and urban form may need to be updated to keep them healthy and attracting private investment. In some areas, it may be appropriate to support a wider mix of uses to help fill gaps where there is less demand for traditional retail.
- **Integration of Land Use and Transportation.** Integrated land use and transportation planning is about choice. Integrating housing and employment with a range of transportation options makes it easier to get around. Having shopping and recreation nearby encourages walking and biking, reducing congestion on the streets and supporting vibrant and healthy communities. Higher densities and a mix of uses encourage walking and transit use. Understanding future land uses also helps the city design and build transportation facilities that continue to work as the city grows.

BELLEVUE'S LAND USE PLAN

Land Use Strategy

Bellevue's land use policies support a clear strategy for managing growth and development in a manner that is consistent with the city's economic strategy, while working to protect and enhance neighborhoods. Bellevue's land use strategy will help prepare the city for expected growth.

The growth strategy for Bellevue:

- Directs most of the city's growth to Downtown and other areas designated for compact, mixed use development served by a full range of transportation options, such as BelRed and Eastgate.
- Enhances the health and vitality of existing single family and multifamily residential neighborhoods.
- Provides for commercial uses and development that serve community needs.

In addition to being a major commercial center, Downtown is the city's fastest growing neighborhood, with opportunities for creating unique, attractive places. Growth will also occur in BelRed, transforming it into new neighborhoods with mixtures of residential and commercial uses served by light rail, as well as the city's other centers such as Eastgate, Factoria, and Wilburton. Guiding growth to Downtown and other mixed use centers supports the city's economic objectives and creates new opportunities to live, work, and play while preserving the qualities of the city's established neighborhoods and greenspaces.

Growth Management

Adopted in 1990, the state Growth Management Act requires the state's fastest growing counties (including King County) and the cities within them to prepare comprehensive plans. Jurisdictions planning under the Act are required to plan for twenty years of growth and must address land use, housing, transportation, and other planning elements.

Bellevue works towards and provides leadership in ensuring coordinated and consistent planning in the region, including participation on regional committees and boards. As a growth center, Bellevue serves an important role as a major center for jobs, commerce, transportation, and the arts.

Residential Areas

The city's residential areas exemplify Bellevue as an area of safe, quality neighborhoods with strong schools and great parks. Bellevue's distinct residential areas have developed over a period of many decades and range from higher density residential with apartments and condominiums to mid-density single family subdivisions to equestrian lots in the northern part of the city. These diverse neighborhood attributes make Bellevue a unique and desirable place to live. A major objective of the Land Use Element is to maintain the vitality, quality, and character of Bellevue's single family and multifamily residential neighborhoods while recognizing that neighborhoods will continue to adapt even while maintaining their character.

Most neighborhoods are stable, well-maintained, and characterized by healthy reinvestment. The city's land use strategies work to ensure that new infill development appropriately fits into existing neighborhoods. Some older neighborhoods have not attracted much private reinvestment. In these cases, the city may encourage and promote investments in neighborhoods that add vitality and are compatible with the neighborhood context. Additional

information and policies regarding neighborhoods are in the Neighborhoods Element.

Neighborhood Commercial Centers

Bellevue has several smaller, neighborhood-oriented retail centers, such as Northtowne, Lake Hills, and Newport Hills. These centers not only provide goods and services to local residents, they serve as important focal points and gathering spaces for the surrounding communities. Neighborhood centers help establish neighborhood identity through the unique mix of local stores, design, and even public art. They are places where people run into their neighbors, where groups gather for meetings, and where celebrations happen. Bellevue recognizes the importance of maintaining the health of these neighborhood centers.

Local neighborhood centers are not expected to grow significantly, but changes in neighborhood needs and retail demands may change land use over time. For example, older grocery stores that are larger than what is competitive in today's marketplace may adapt. The city has already seen redevelopment of the Lake Hills shopping center with a new mix of uses, and some form of redevelopment is expected at the Newport Hills shopping center. The Land Use Element supports continued engagement and investment to maintain the health of these important neighborhood centers.

Bellevue residents desire places to gather and connect with neighbors. These places are neither home nor work but an additional type of gathering place referred to as "third places." The Economic Development Element provides further discussion about the value of revitalizing third places. In some cases, it may also be appropriate to create new neighborhood gathering places.

Downtown and Mixed Use Centers

- **Downtown.** Downtown Bellevue has become the regional growth center of the Eastside. It is home to regional shopping destinations and tall office buildings as well as historic Main Street. With a large number of new residential developments built since the late 1990s, Downtown is now one of the city's largest residential neighborhoods. Amenities such as the Meydenbauer Center, the award winning regional library, and a 20-acre urban park add to the vitality of the Downtown Bellevue experience for a growing number of workers and residents.

  Downtown has the greatest employment and housing density in the city. In 2012, there were more than 45,000 jobs in Downtown (representing approximately a quarter of the city's employment) and more than 10,000 residents living Downtown. Together with cultural and entertainment uses, residents and workers provide an active daytime and nighttime environment. Local and regional plans designate Downtown Bellevue as one of King County's Urban Centers and the area in Bellevue that will receive the city's most intense development. In Vision 2040, the region's long-term plan, Downtown Bellevue is one of twenty-eight regional growth centers and the largest employment center outside of Seattle. In addition to serving the region, Downtown plays a vital role for the residents within its boundaries and from adjacent neighborhoods by providing convenient access to everyday goods and services.

- **BelRed.** Historically an area with warehouses and manufacturing, BelRed has begun to transition with the departure of many of the traditional uses, the expansion of the Medical Institution district, and the introduction of more retail shops, auto dealerships, and office developments. The new BelRed Subarea Plan, adopted in 2009, targets significant investments to take advantage of planned light rail stations and an economic niche different from Downtown. The Spring

District development is under construction and aims to be a catalyst around the 120th Avenue station. Overall, BelRed is expected to grow by about 5,000 housing units and 10,000 jobs over the next two decades.

- **Eastgate/Factoria.** While not home to as many employees as Downtown or the BelRed area, Eastgate/Factoria has a significant concentration of Bellevue's jobs. The office complexes along the I-90 corridor in the Eastgate/Factoria area are home to many new-economy businesses, including T-Mobile and Verizon. Factoria includes the Market Place at Factoria, a regional retail center, as well retail and services that cater to the surrounding neighborhoods.
- **Wilburton.** Located along the I-405 corridor, Wilburton has a concentration of offices and hotels, and also includes a significant number of auto dealers and retail stores. This area is anticipated to change significantly due to its strategic location between Downtown and BelRed and its proximity to the freeway and light rail.
- **Crossroads.** Crossroads, in the northeast quadrant of the city, is a community commercial center containing retail stores and offices that serve both the nearby neighborhoods and the larger community.

Other Commercial Areas

Recognizing the importance of a strong Downtown, city policy is to foster a strong, diverse economy. To achieve this, it is important that other commercial districts remain vital. Future economic conditions and shifting demand may change the nature of some commercial areas, resulting in redevelopment or new uses in some business sectors. As the marketplace shifts, the city should plan for the next generation of uses that will want to locate here.

Industrial Areas

Bellevue has a history of light industrial and manufacturing uses. Over the last decade the demand for light industrial space in Bellevue has diminished relative to other competing commercial uses. The city saw significant shifts of light industrial lands with zoning changes in both Eastgate and the BelRed. Additionally, the context of manufacturing uses in Bellevue has changed. The BNSF railroad has ceased operations; Safeway relocated its distribution and cold storage facility to Auburn; and other, larger industrial areas have sprung up in other parts of the region, drawing industrial business away from Bellevue.

It is unlikely that Bellevue will play a regional role in manufacturing and industrial activity over the next few decades. However, industrial and commercial properties can have local value, whether for research and development, construction services, or storage. The Comprehensive Plan supports maintaining a critical mass of light industrial lands, primarily in the Richards Valley area, to serve local needs.

PUBLIC HEALTH AND LAND USE

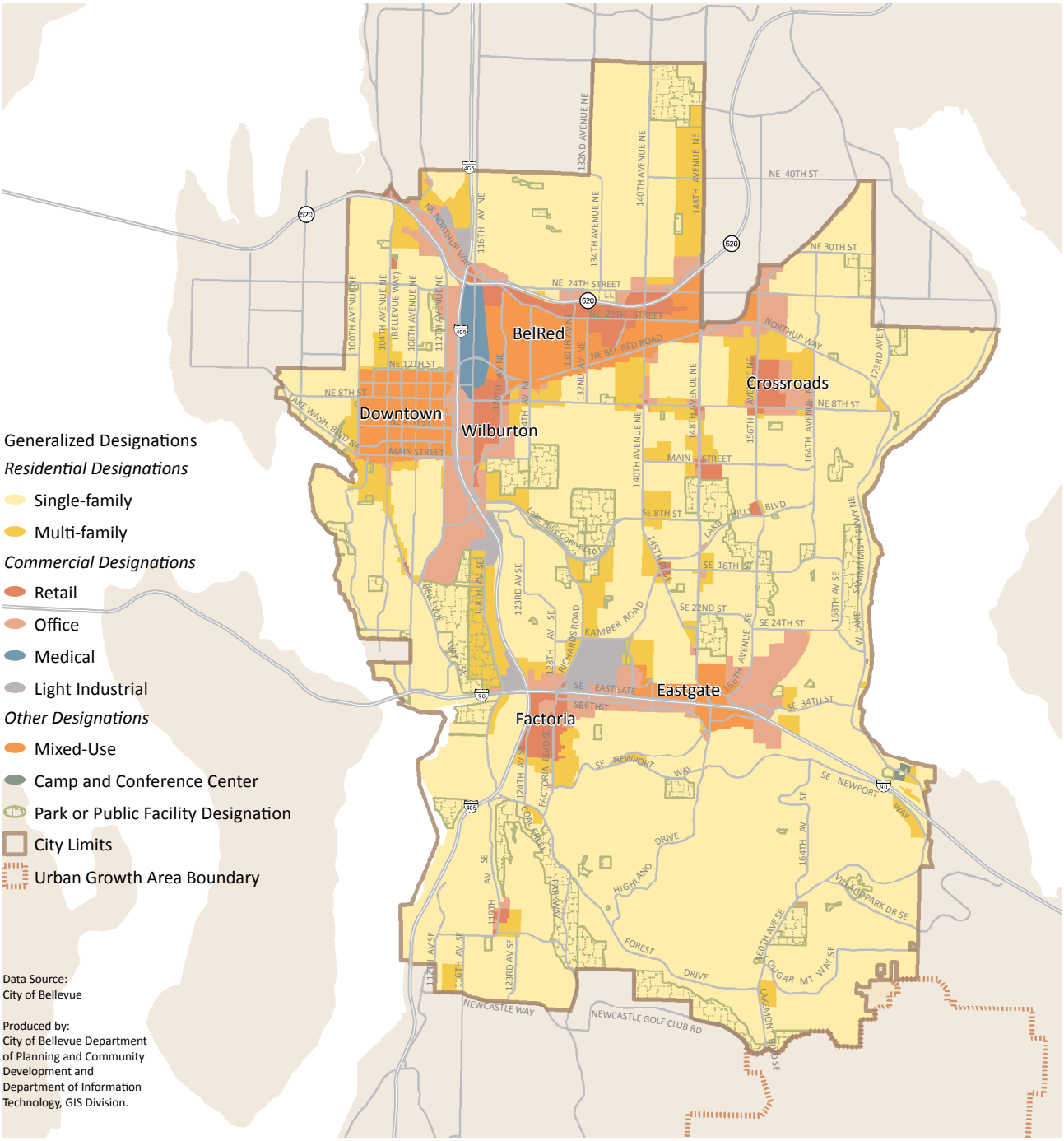
Research has identified how planning and development can have a major impact on public health. Development patterns that promote walking can significantly reduce health risks including the growing rates of obesity.

WHAT DOES SUCCESS LOOK LIKE?

- Bellevue's land use pattern creates sufficient land capacity to achieve growth targets, while directing growth to appropriate areas.
- Neighborhoods have retained their historic character while adapting to current needs.
- New and revitalized mixed use centers are thriving throughout the city.
- Bellevue is a community with "third places" where residents can interact with their neighbors.

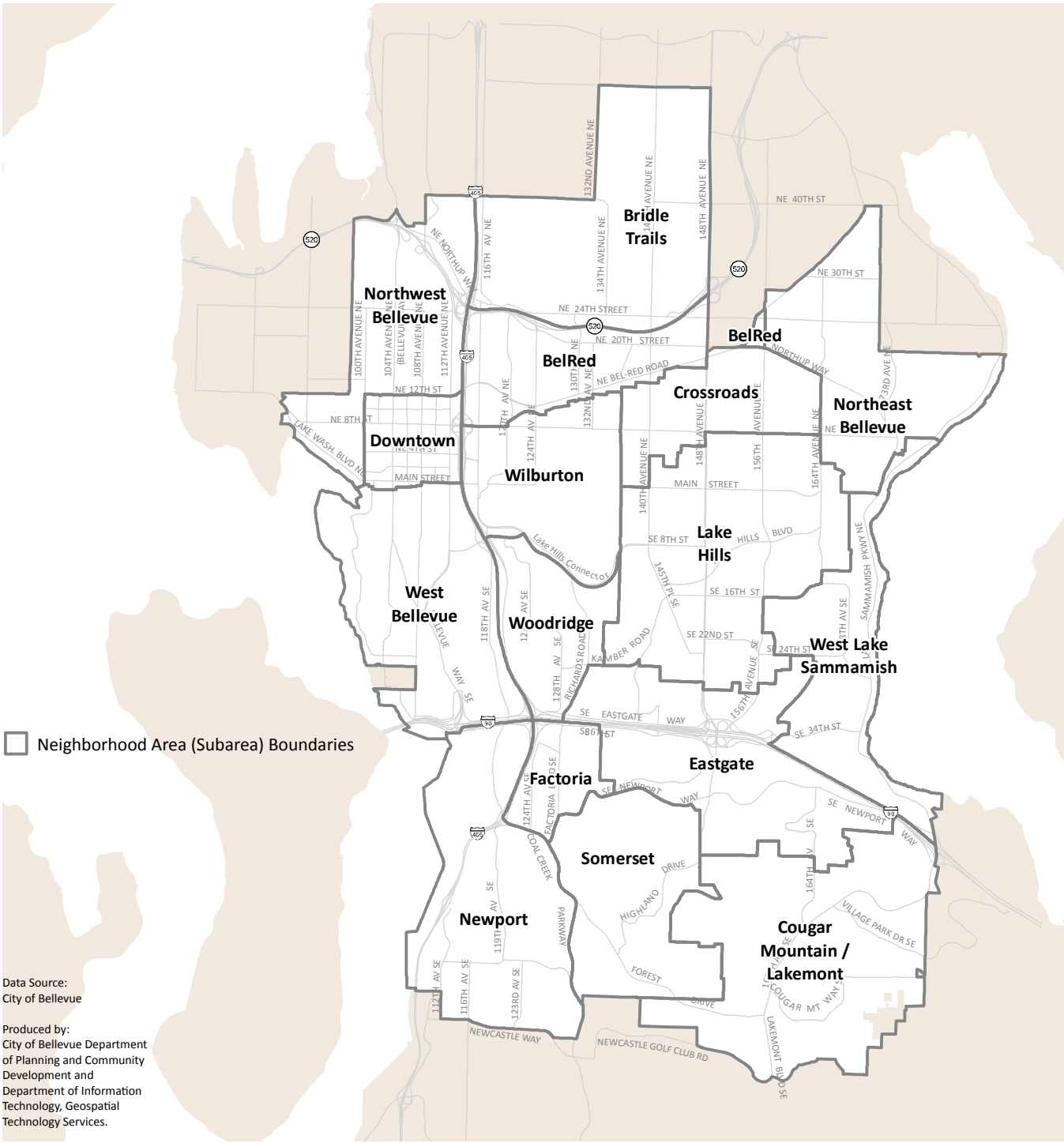
Map LU-1. Generalized Comprehensive Plan Land Use Designations

This map is a generalized view of designated land uses in the Comprehensive Plan showing the geographic and spatial relationships between different uses. Residential uses are shown as either single-family or multi-family. Commercial uses are shown as retail, office, medical and light industrial, and all designations allowing mixed use are shown as one color. See pocket Comprehensive Plan Map or Neighborhood Area (Subarea) plans for detailed land use designations.



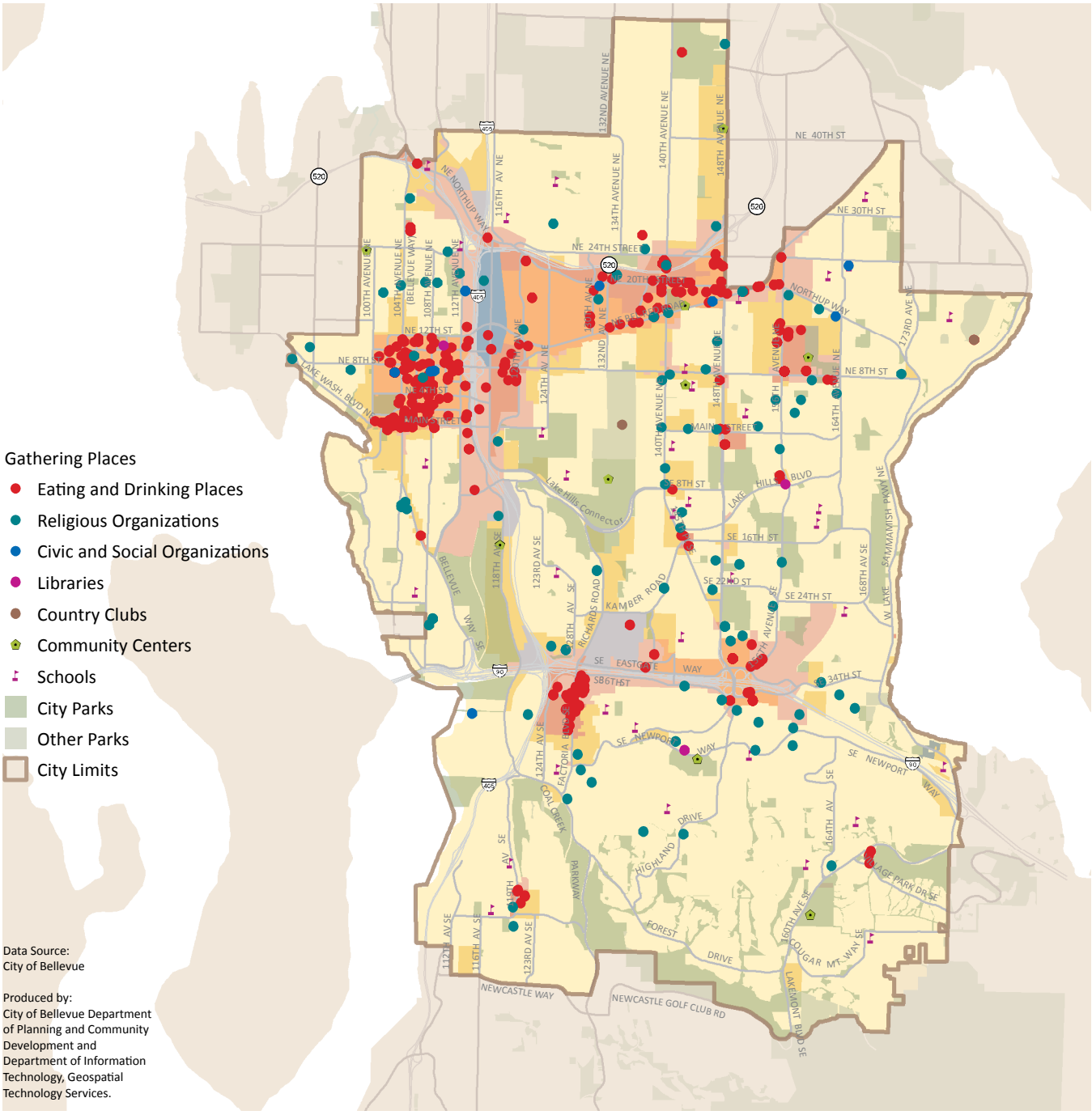
Map LU-2. New Neighborhood Area (Subarea) Boundaries

Neighborhood areas define places in Bellevue where planning occurs at a finer level. Plans for neighborhood areas include specific policies addressing the unique issues of each area. These boundaries are updated to better align with community expectations. As neighborhood area plans are updated, these new boundaries will be applied.



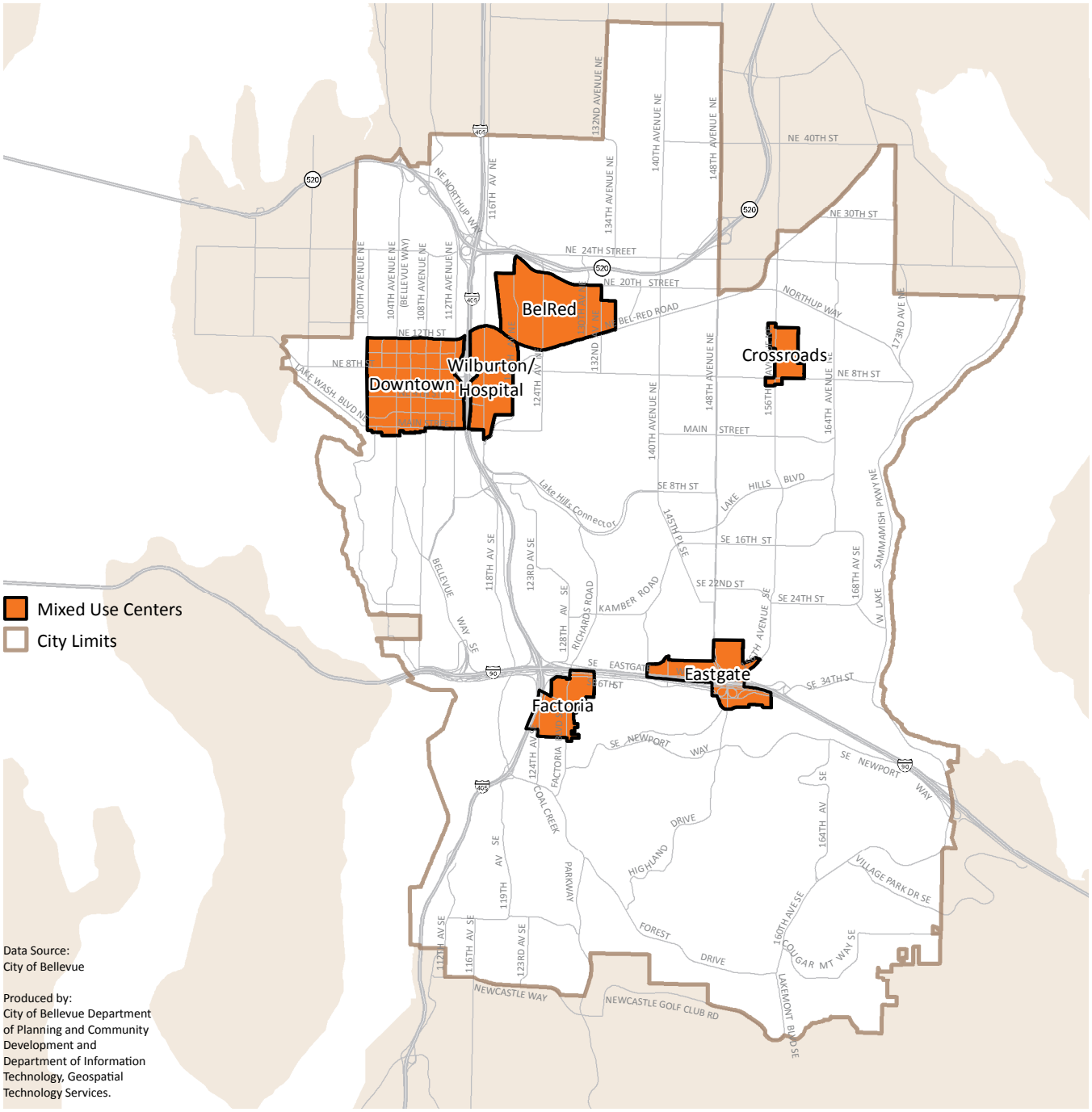
Map LU-3. Community Gathering Places

This map shows different places people can gather within Bellevue to meet and socialize. Places include public and private venues where people may share a meal or drink such as a coffee shop or restaurant, host a meeting to work on a project such as a library, school or community center, or go for a walk or recreate such as a park, trail or recreation center. Generalized land use designations and parks are shown in the background for context.



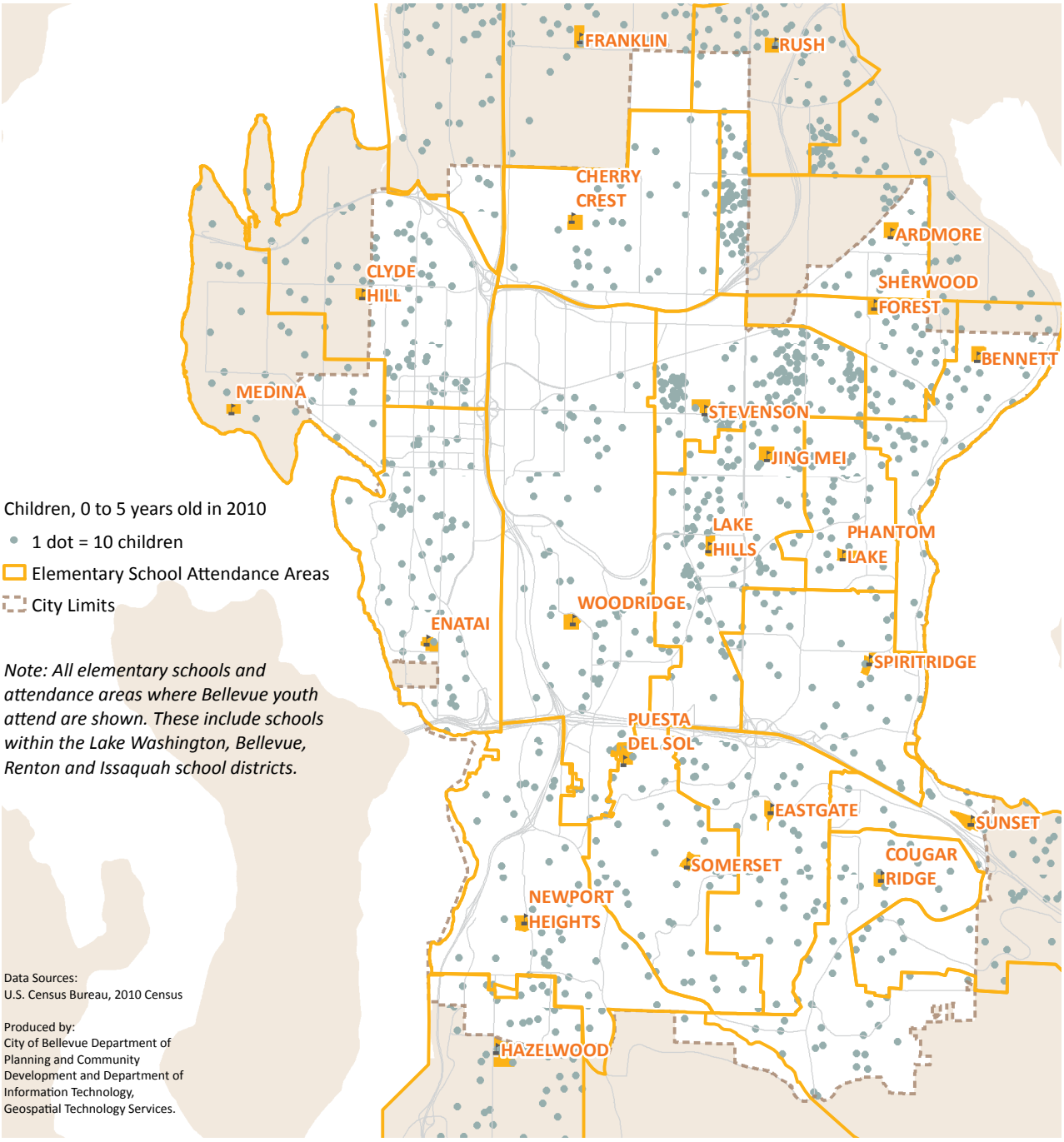
Map LU-4. Mixed Use Centers

Bellevue has many areas that allow a mix of uses. However, certain mixed use areas are anticipated to accommodate a significant proportion of the city's projected growth. These centers allow for different amounts and types of growth. The three centers traversed by the future light rail extension (Downtown, Wilburton/ Hospital, and BelRed) also encourage transit oriented development (TOD) – mixed use development with strong connections to transit.



Map LU-5. Elementary School Attendance Areas and Young Children

This map shows the number of young children living within each Elementary School Attendance area. Each dot represents ten children between the ages of zero and five in 2010 (from the most recent decennial Census), who would now be elementary school age. The greater the number of dots, the greater the concentration (i.e. density) of young children living within the attendance area. Schools and attendance areas from the four school districts serving Bellevue children are represented.



Map LU-6. Potential Annexation Areas

Potential Annexation Areas (PAAs) are areas inside the urban growth area boundary that have not yet incorporated.

GOALS & POLICIES

GOAL

To develop and maintain a land use pattern that protects natural systems and retains trees and open space; maintains and strengthens the vitality, quality and character of Bellevue's neighborhoods; and focuses development activity in Downtown and other commercial and residential centers.

POLICIES

Land Use Strategy

LU-1. Promote a clear strategy for focusing the city's growth and development as follows:

1. Direct most of the city's growth to the Downtown regional growth center and to other areas designated for compact, mixed use development served by a full range of transportation options.
2. Enhance the health and vitality of existing single family and multifamily residential neighborhoods.
3. Continue to provide for commercial uses and development that serve community needs.

LU-2. Retain the city's park-like character through the preservation and enhancement of parks, open space, and tree canopy throughout the city.

LU-3. Promote a land use pattern and an integrated multimodal transportation system.

GROWTH TARGETS

- Bellevue works cooperatively with King County and other cities to establish long-range population growth targets based on state and regional forecasts.
- The city's current adopted growth targets are for 17,000 additional housing units and 53,000 additional jobs for the 2006-2031 period. This would mean growth of about 15,800 housing units and 51,800 jobs between 2012 and 2035.
- The city uses these targets to identify the needed zoning and infrastructure to accommodate this level of growth. The targets are not a commitment that the market will deliver these numbers.

Growth Management

LU-4. Support a land use vision that is consistent with the GMA goals, the regional Vision 2040, and the King County Countywide Planning Policies.

LU-5. Accommodate adopted growth targets of 17,000 additional housing units and 53,000 additional jobs for the 2006-2031 period and plan for the additional growth anticipated by 2035.

LU-6. Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage.

LU-7. Periodically update the city inventory of buildable land capacity and evaluate development activity and achieved densities to ensure that the city is able to meet its regionally-adopted housing and employment targets over the next 20 years.

LU-8. Evaluate household and employment forecasts on a periodic basis to ensure that land use policies based on previous assumptions are current.

LU-9. Work with regional partners to achieve a mix of jobs and housing that makes it possible for people to live closer to where they work.

LU-10. Support school district's efforts to identify and plan for future school facility siting that meets community needs.

Residential Areas

LU-11. Maintain stability and improve the vitality of residential neighborhoods through adherence to, and enforcement of, the city's codes.

LU-12. Promote maintenance and establishment of small-scale activity areas within neighborhoods that encourage pedestrian patronage and provide informal opportunities for residents to meet.

LU-13. Support neighborhood efforts to maintain and enhance their character and appearance.

LU-14. Protect residential areas from the impacts of non-residential uses of a scale not appropriate to the neighborhood.

LU-15. Provide, through land use regulation, the potential for a broad range of housing choices to meet the changing needs of the community.

LU-16. Encourage adequate pedestrian connections with nearby neighborhood and transit facilities in all residential site development.

Neighborhood Commercial Centers

LU-17. Maintain areas for shopping centers designed to serve neighborhoods, recognizing their multiple roles: serving residents' needs, acting as community gathering places, and helping to establish neighborhood identity.

LU-18. Encourage new neighborhood retail and personal services in locations that are compatible with the surrounding neighborhood, allow for ease of pedestrian access, and enhance neighborhood character and identity.

LU-19. Support mixed residential/commercial development in all Neighborhood Business and Community Business land use districts in a manner that is compatible with nearby uses.

Downtown and Mixed Use Centers

LU-20. Support Downtown's development as a regional growth center, with the density, mix of uses and amenities, and infrastructure that maintain it as the financial, retail, transportation, and business hub of the Eastside.

LU-21. Support development of compact, livable and walkable mixed use centers in BelRed, Eastgate, Factoria, Wilburton and Crossroads.

LU-22. Monitor trends in Bellevue's job centers and consider land use changes, if needed, to maintain the vitality of these centers.

Commercial and Light Industrial Areas Outside of Centers

LU-23. Provide a diversity of commercial areas outside the Downtown to provide an array of business and development opportunities and to serve other parts of the community.

LU-24. Maintain a critical mass of light industrial land in the Richards Valley area and other appropriate areas to serve local needs.

Land Use Compatibility

LU-25. Assess the compatibility of commercial uses and other more intense uses when located in mixed use and predominantly residential areas.

LU-26. Access high-traffic generating land uses from arterials whenever possible. If this is not possible, provide mitigation to address access impacts.

LU-27. Encourage the master planning of multi-building and multi-parcel developments and large institutions to emphasize aesthetics and community compatibility. Include circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.

LU-28. Minimize spillover parking from commercial areas, parks and other facilities encroaching on residential neighborhoods, through residential parking zones and other measures.

Citywide Policies

LU-29. Help communities to maintain their local, distinctive neighborhood character, while recognizing that some neighborhoods may evolve.

LU-30. Recognize the placemaking value of arts and cultural facilities and work to site them throughout the city as a means to enhance neighborhoods.

LU-31. Encourage development of amenities, services and facilities that are supportive of all types of families through investment, incentives and development regulations.

LU-32. Acquire and maintain a system of parks, open space and other landscaped areas to perpetuate Bellevue's park-like setting and enhance the livability of the city's neighborhoods.

LU-33. Preserve open space and key natural features through a variety of techniques, such as sensitive site planning, conservation easements, transferring density, land use incentives and open space taxation.

LU-34. Support provision of child care equitably throughout the city:

1. Allow family child care homes in residences in all single family land use districts through a discretionary review process, unless otherwise required by state law or regulation.
2. Permit child care centers in all non-single family land use districts and allow child care centers as part of a community facility as long as the center has been identified as part of any discretionary review permit.

LU-35. Adopt and maintain policies, codes and land use patterns that promote walking in order to increase public health.

LU-36. Locate new community facilities near major transit routes and in areas convenient to pedestrians and bicyclists.

TRANSFERRING DENSITY

- This is a tool that allows density to be transferred from one site to another through the transfer or sale of development rights.
- Transferring density is used to concentrate development in specific areas supported with infrastructure, while preserving or protecting open space and natural resources elsewhere.

Annexation

LU-37. Support the comprehensive annexation of the city's remaining Planned Annexation Area.

LU-38. Require owners of land annexing to the city to be subject to their proportionate share of the city's bonded indebtedness.

LU-39. Make every effort to ensure that land within Bellevue's Potential Annexation Area develops according to Bellevue Comprehensive Plan policies and development standards.

LU-40. After annexation, transfer all review authority for all land currently undergoing development review in King County to the City of Bellevue.

POLICY CONNECTIONS

The Land Use Element addresses the general location of land uses in the city and anticipates the amount and distribution of growth. It provides a framework for other elements, especially planning for infrastructure and services to respond to growth and changing land use patterns.

The **Housing** Element includes policies on ensuring a sufficient array of housing types and affordability to meet the community's needs.

The **Capital Facilities** and **Utilities** Elements address the infrastructure and services needed to serve land uses and development and also ensure that financial planning for public improvements is timed consistent with growth expectations.

The **Transportation** Element is key to understanding the integration between land use and the city's multimodal transportation system to ensure that transportation facilities and services support the city's growth strategy.

The **Environment** and **Shoreline** Elements address the protection of natural systems, including critical areas.

The **Neighborhoods** Element describes the key challenges and opportunities facing Bellevue's neighborhoods and contains policies addressing neighborhood core needs, social connectivity, adaptability, neighborhood character, and neighborhood area planning.

IMPLEMENTATION

Bellevue implements the Comprehensive Plan through numerous actions, including day-to-day operations, capital investments, and review of new development projects. It would be impractical to list every action that will be taken to implement the plan and impossible to identify actions that may be taken in the future. However, the programs listed below show some of the next steps that directly relate to the Land Use Element.

Implementation Program	Type
Land Use Code Work Program The Land Use Code work program includes a number of initiatives to update or draft new development regulations.	**Land Use Code:** updated annually.
Neighborhood Area Plans Neighborhood area plans are an opportunity to look at planning issues at a neighborhood scale.	**Subarea Plans:** updated periodically.
Development Review Review of development projects works to ensure that they conform with the Land Use Code.	**Program:** on-going.