

Parking Reform LUCA

Planning Commission Study Session

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Agenda

1. What is Minimum Parking?
2. Legislation Overview
3. Proposed Scope
4. Outreach/Schedule
5. Council Direction



What is Minimum Parking?

Land Use regulation that requires developments to provide a specified minimum number of off-street parking spaces, typically based on land use, dwelling units, or floor area.

Historic purpose:

- Prevent spillover parking on nearby streets
- Ensure parking availability for peak demand
- Based on engineering manuals and standards
- Assumes worst-case peak demand



Bellevue's Parking History

- Minimum parking requirements part of Bellevue's development regulations since **at least 1962**.
- Underlying approach reflects development patterns and transportation assumptions of that era

LEADING THE PARADE AT Lake Hills

"QUALITY HOMES" by LEONARD
Illustrated above is the contemporary 3-bedroom Westwood, another "Quality Home" by Leonard in Lake Hills. Visit the completely furnished Model Homes open daily from 10 a.m. to 10 p.m. Leonard Homes are priced to meet your budget... \$15,800 to \$18,800. Nothing down to G.I. Lowest F.I.A. terms for all others.

BELL & VALDEZ
Pictured above is the exciting 4-bedroom suburban, one of the many new Bell & Valdez homes now being constructed in Lake Hills. See this fine contemporary home and its companion homes during the "Parade". Bell & Valdez homes are priced from \$11,750 to \$15,700. Nothing down to G.I.

See the Pacific Northwest's First
MODEL SUBURBAN CITY

Yes, Lake Hills is nothing less than a Model City, with over 4,000 homes planned to accommodate an eventual population of over 12,000 persons. Lake Hills will have all the advantages of city living, with sewers, schools, shopping centers, parks, playgrounds, churches, etc. Yes, Lake Hills will be a residential city of 1 1/2 miles to the model city.

MODEL HOMES OPEN FROM 10 A.M. to 10 P.M. every DAY!



Bellevue's Parking History

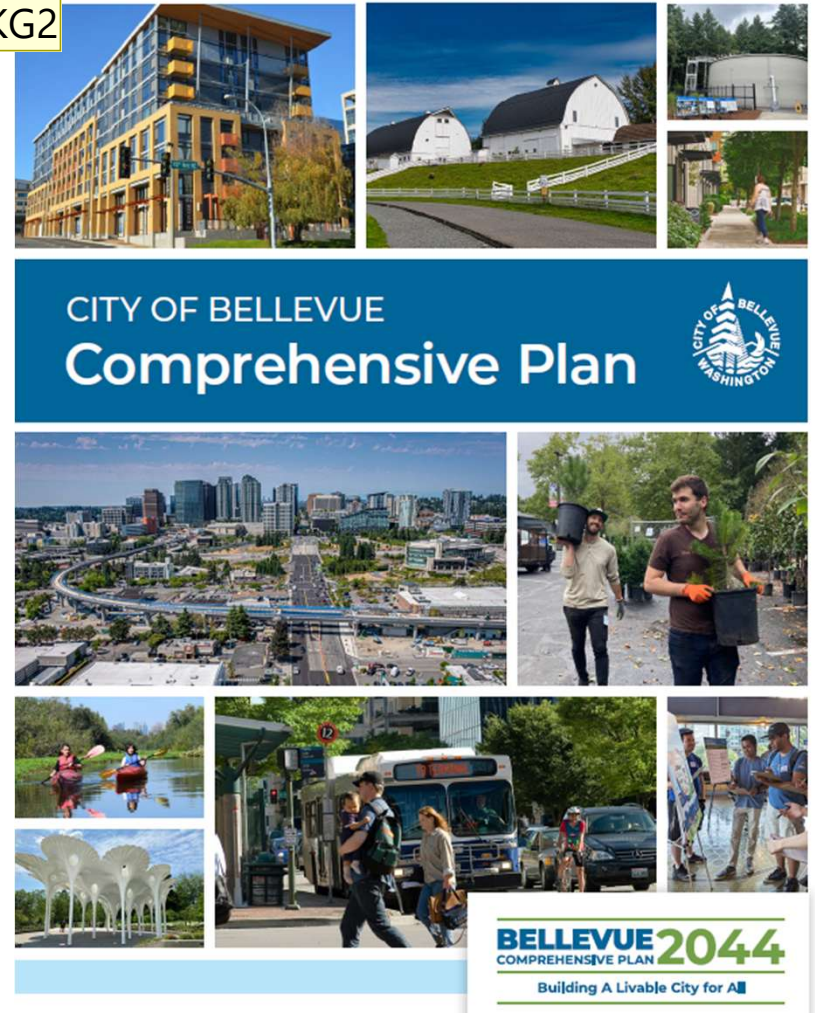
Bellevue 2044 Comprehensive Plan:

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- Encourages housing near transit
- Encourages flexibility to provide the right amount of parking
- Seeks to remove unnecessary barriers to development

Other Impacts

- Parking adds cost to buy or rent houses, apartments and business spaces
- Current minimum parking requirements may create barriers for some businesses to set up shop



Challenges of Minimum Parking

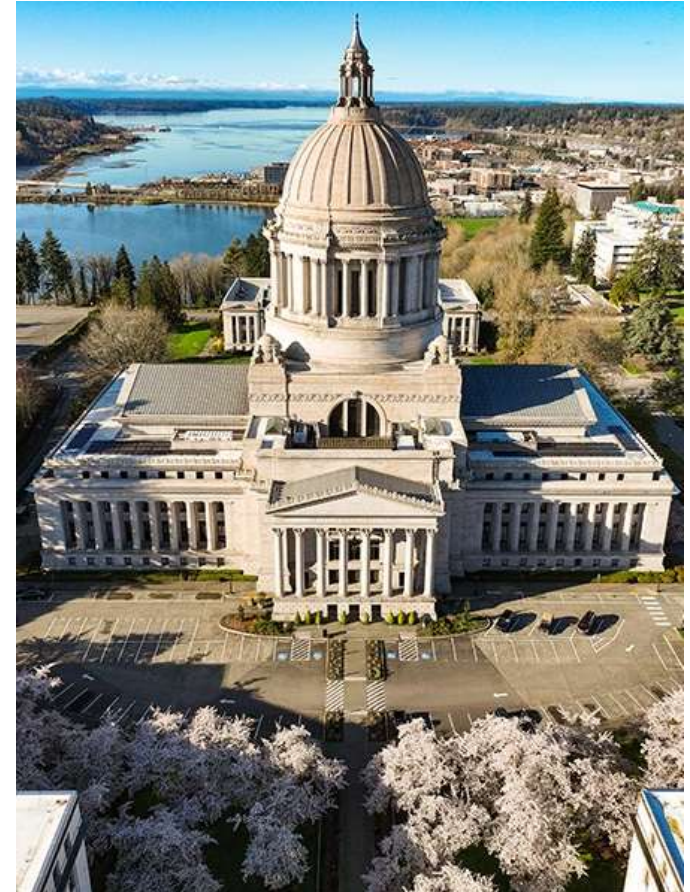
Impact of six-decades-old parking standards:

- Often requires more parking than current demand supports
- Increases development costs and reduces efficient land use
- Limits flexibility for housing, mixed-use, and redevelopment projects
- Reinforces auto-oriented outcomes that conflict with current policy goals



State Legislation

- SB (Senate Bill) 6015 passed in 2024, HB (House Bill) 1491 and SB 5184 passed in 2025
- Establishes reduced minimum off-street parking requirements for cities
- Limits some regulations for parking spaces and lots
- Requirements apply to future residential, mixed-use, and commercial developments



State Compliance Deadline: January 2027

Legislative Requirements: Minimum LUCA Scope

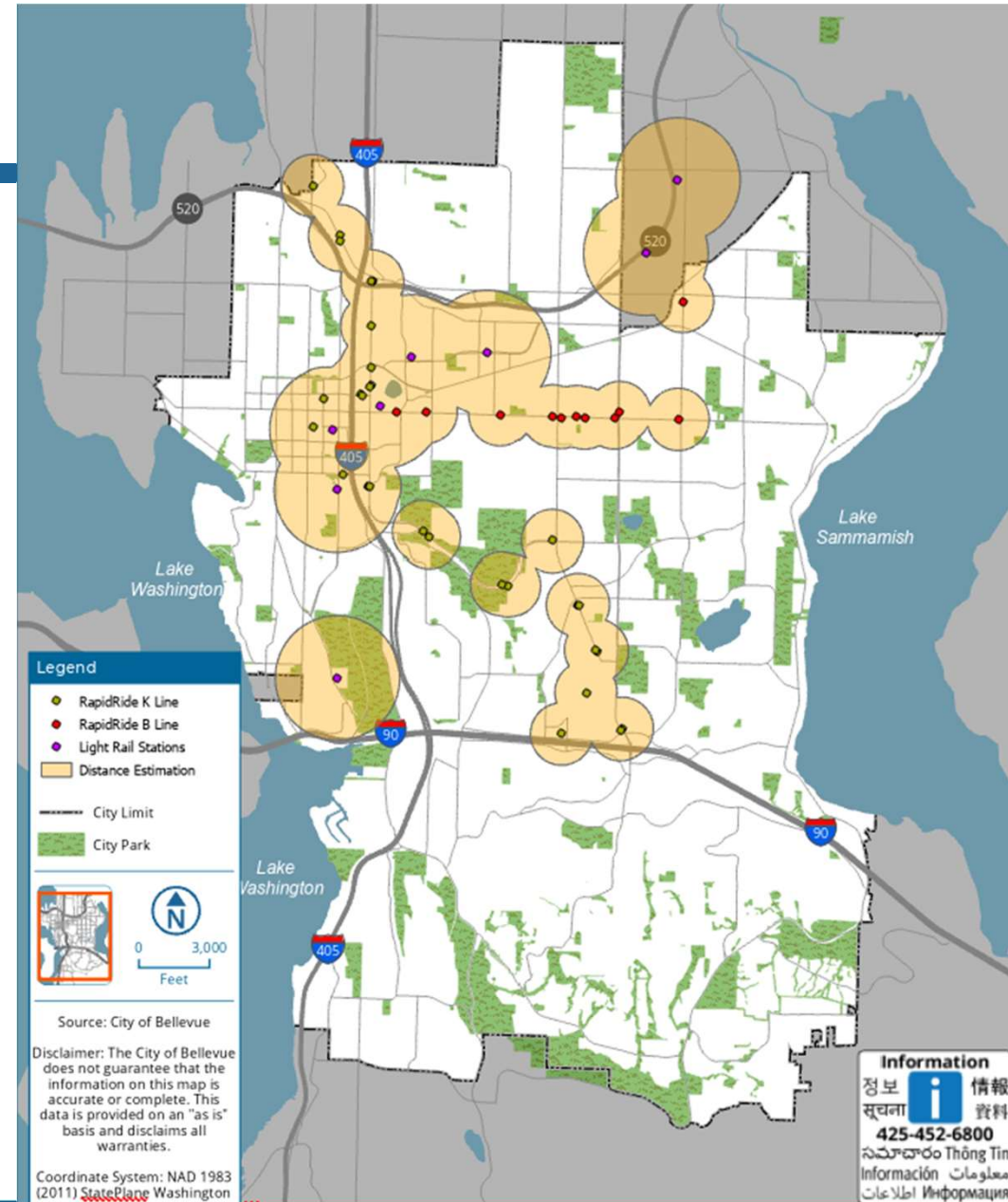
Required updates to be addressed in the LUCA:

1. Location-Based Parking Requirements
2. Use-Based Parking Requirements
3. Parking Development Standards
4. Exceptions



Legislative Requirements: Locations

- Bellevue cannot require parking for residential or mixed-use development:
 - Within 1/2 mile walking distance of a light rail station
 - Within 1/4 mile walking distance of a RapidRide station



Legislative Requirements: Land Use Categories

No minimum parking required for:

- Residential units under 1,200 sf
- Small commercial spaces (<3,000 sf)
- Affordable housing
- Senior housing
- Childcare centers
- Ground-floor commercial uses in mixed-use buildings
- Conversions (nonresidential to residential)
- Changes of use between commercial uses



Legislative Requirements: Caps

In other cases, minimum parking requirements cannot exceed:

- Residential uses:
 - Multifamily: 0.5 space per unit (*current: 0-1*)
 - Single-family: 1 space per unit (*current: 2*)
- Commercial uses: 2 spaces per 1,000 sf (*current: 0-16*)



Legislative Requirements: Development Standards

Other regulations:

- Allowance for enclosed or unenclosed parking to count towards minimum parking requirement
- Allowance for tandem parking
- Maximum required parking dimension of 8'x20', except for ADA stalls
- Minor limits on parking surface materials



Legislative Requirements: Exceptions

Can still set requirements for, and will conduct analysis and outreach to update:

- Temporary or time-restricted parking, such as:
 - Residential visitor parking
 - Loading zones
- Drop-off, waiting space, and carpool/vanpool parking



Empirical Study Exemption

- SB 5184 KG1d HB 1491 authorize “off-ramp” when an expert empirical study proves the mandate would be **significantly less safe** than current rules
- State “off ramp” sets very high bar; it is not recommended
- Bellevue transitioning from a suburban to a more urban, transit-oriented city
- Predictable standards across neighboring cities support development feasibility and housing affordability



Council Direction

Project Guidance

- Support for code flexibility and embracing a market-driven approach
- Support for parking reform near transit
- Emphasis on data-driven decision making
- Emphasis on robust public engagement, including local businesses



Council Direction

- Approved minimum legislative scope
- Directed additional research to inform decisions on additional scope options:
 1. Expand parking reform near transit
 - Remove parking requirements within half a mile of light rail and a quarter-mile of RapidRide stations
 - Remove parking in areas with frequent bus service (2–4+ trips/hour for 12+ hours/day)
 - Consider comfort and safety of pedestrian environment
 2. Expand parking reform citywide through elimination of minimum parking
 3. Clarify treatment of change-of-use or tenant transitions with parking constraints

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Engagement Approach

Process IV Requirements

- Notice of Application
- Notice of Public Hearing
- Public Hearing

Direct Engagement

- Information Sessions
 - In Person “Data Walk” April 20th
- Meetings with residents, neighborhoods, and developers
- Coordination with state technical group

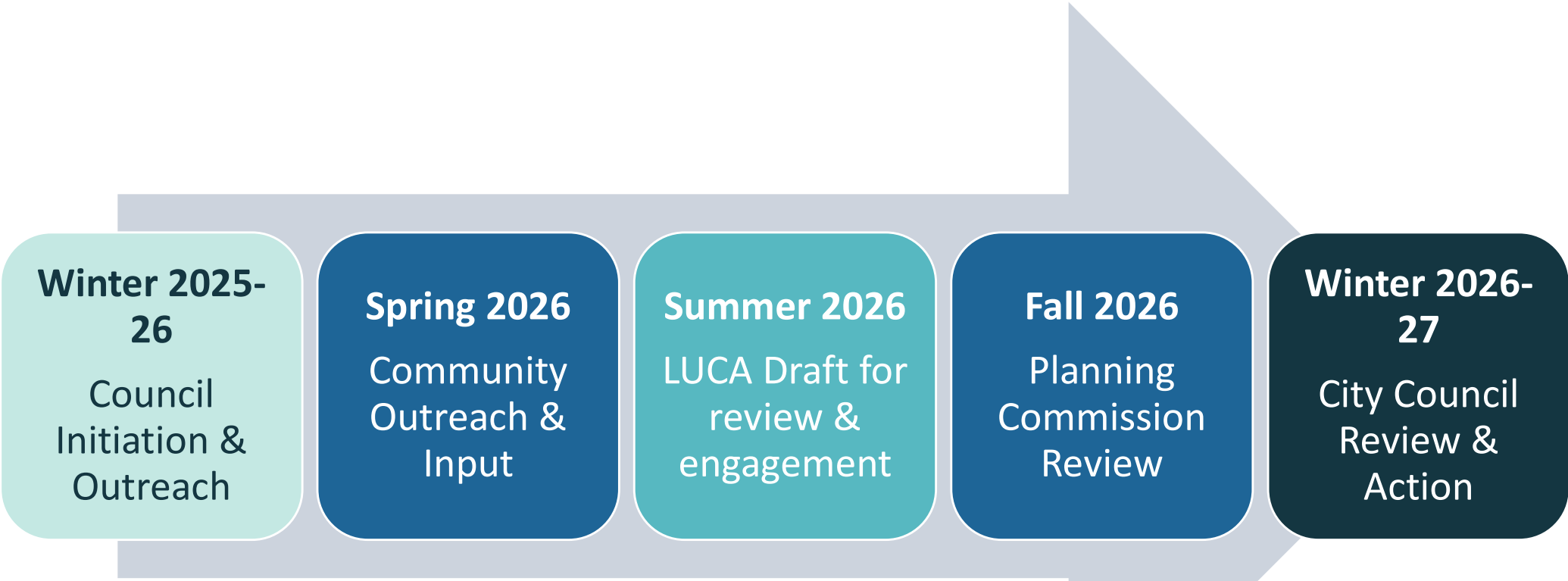
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Online Presence & Publications

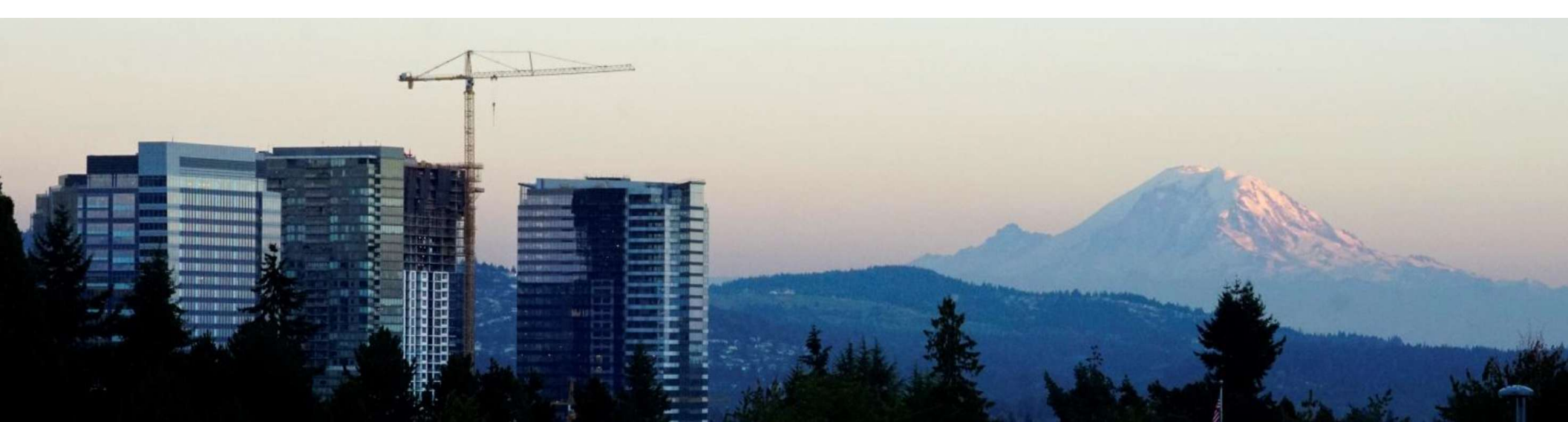
- City webpage
- Notice of community meeting
- Info sheet & FAQs
- *It's Your City & Neighborhood News* article



Current Draft Schedule



State Deadline: January 2027



Questions and Discussion

