

ADU Reform LUCA

Planning Commission Study Session

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Planning Commission Direction

Provide input and direct staff to prepare the proposed LUCA for public hearing



Meeting Agenda

- 1 • Background
- 2 • LUCA Objectives
- 3 • Identified Barriers
- 4 • Proposed LUCA
- 5 • Public Engagement
- 6 • LUCA Process & Timeline



Next Right Work

- Building upon 2017 Affordable Housing Strategy
 - Supplement ongoing housing work
 - Can be completed in 12-18 months
- Council launched ADU Code Reform on January 17
 - Intended to encourage development of ADUs and create homeownership opportunities



LUCA Objectives

Council direction:

- Encourage construction of attached ADUs in existing and new homes.
- Create mechanism for separate ownership.

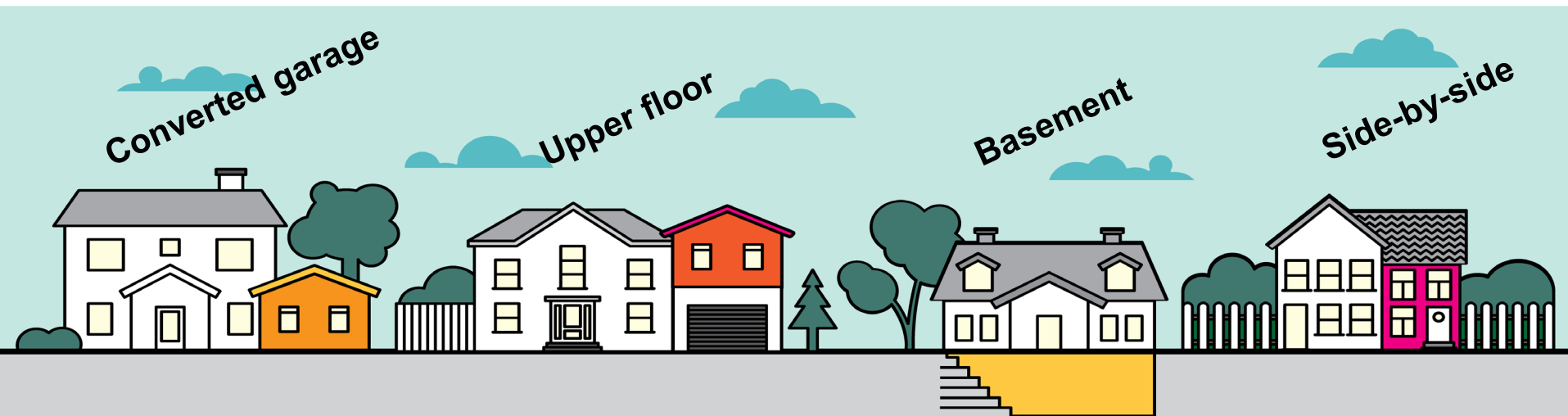
Considerations:

- Housing Needs Assessment
- Other housing-related initiatives
 - Comprehensive Plan Periodic Update
 - Next Right Work, AHS
- State legislation



What are ADUs?

- **Accessory Dwelling Units**
 - Smaller dwelling unit functionally separate from existing house
 - Also called: basement apartments, granny flats, in-law suites, etc.
- In Bellevue, ADUs must be attached to primary residence
- Generally come in many forms:



Why ADUs?

Housing options to reflect community needs

- Multigenerational, multi-cultural living arrangements
- Young adults, students living with or near family
- More options near schools, parks, and other great Bellevue amenities

Homeownership opportunities

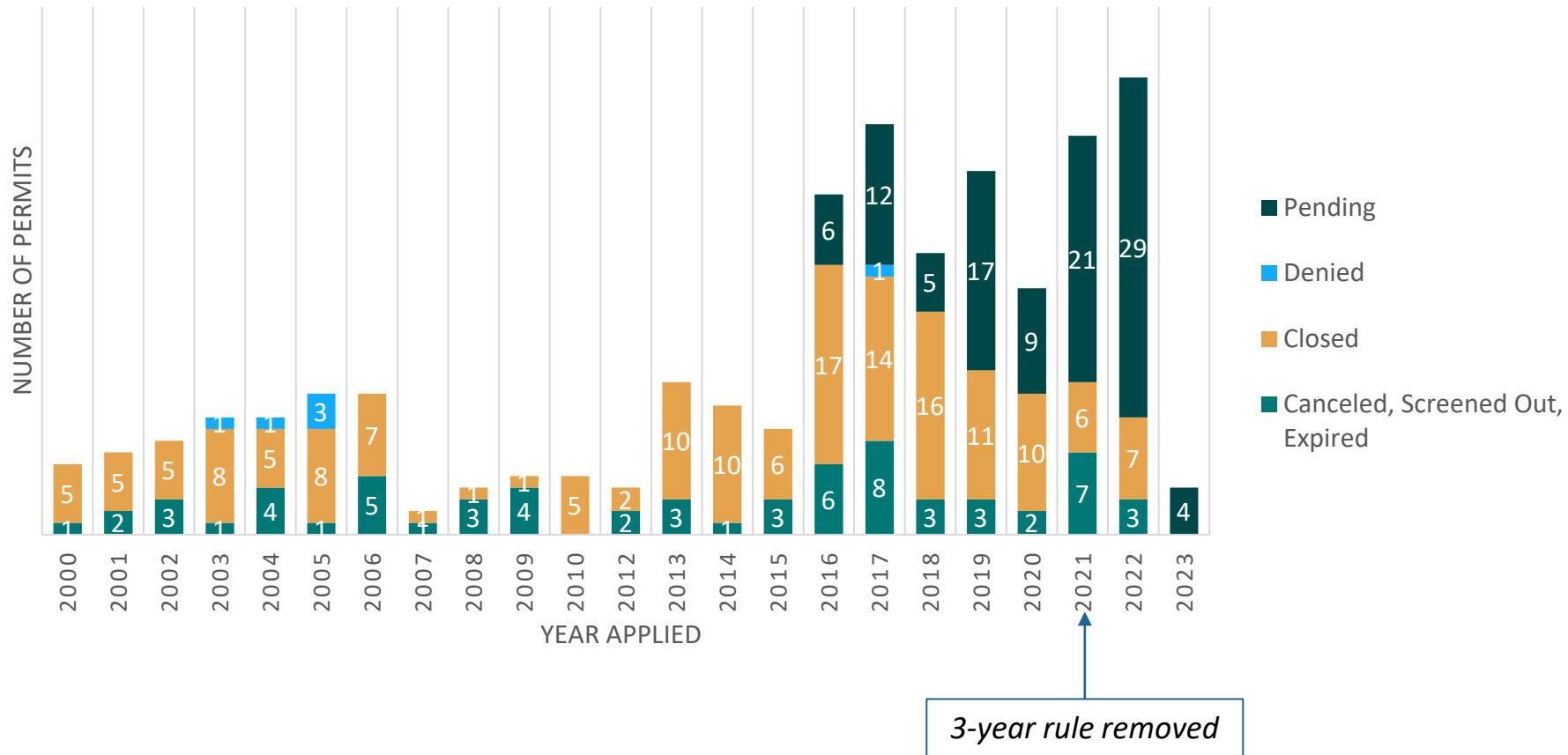
- More opportunities for starter homes, building equity
- Smaller, lower-priced alternatives to single-family homes

Aging in place

- Downscale while staying in the same neighborhood
- Supplemental rental income for fixed-income adults



ADU Permitting History



Identified Barriers

Requirement	Impact	Proposed Change
Owner Occupancy	<ul style="list-style-type: none">• Prevents ADUs on non-owner-occupied lots	Remove requirement
Sale of ADUs prohibited	<ul style="list-style-type: none">• Prevents ownership opportunities	Remove prohibition
Process Requirements <ul style="list-style-type: none">• Registration with DSD• Mailed notice• Land Use inspection• Record Notice on Title	<ul style="list-style-type: none">• Increased process time	<ul style="list-style-type: none">• Remove these requirements• Construction permits, inspections still apply



Identified Barriers

Current Requirement	Impact	Proposed Change
<p>Size Limits</p> <ul style="list-style-type: none"> • Min. 300 sq. ft. • Max. smaller of 800 sq. ft. or 40% of house 	<ul style="list-style-type: none"> • Prevents family-sized units • Design and review challenges 	<p>Max. 1000 sq. ft. or 40% of house (whichever greater)</p>
<p>Design Controls</p> <ul style="list-style-type: none"> • Second front entry door prohibited 	<ul style="list-style-type: none"> • Design and review challenges 	<p>Remove prohibition</p>
<p>Off-Street Parking</p> <ul style="list-style-type: none"> • 1 space required 	<ul style="list-style-type: none"> • Challenging for smaller or irregular properties • Increases hardscape coverage 	<p>Remove requirement (Note: 2 spaces required for single-family residence)</p>



Proposed LUCA Overview

Type of Requirement	Proposed Change
Owner Occupancy	No requirement
Separate Ownership	Remove prohibition
Off-Street Parking	No requirement. 2 spaces still required for single-family residence.
Size Limits	Maximum 1000 sq. ft. <u>or</u> 40% of structure (whichever larger)
Design Controls	Remove second entry door prohibition
Permit Process	No Land Use process – only construction permit(s) and inspection(s)



Public Engagement

Process IV Requirements

- Notice of Application & Community Meeting (Feb. 16)
- Public Hearing

Direct Engagement

- Virtual community meeting (Feb. 28)
- ADU permit reviewers
- Comprehensive Plan Update feedback

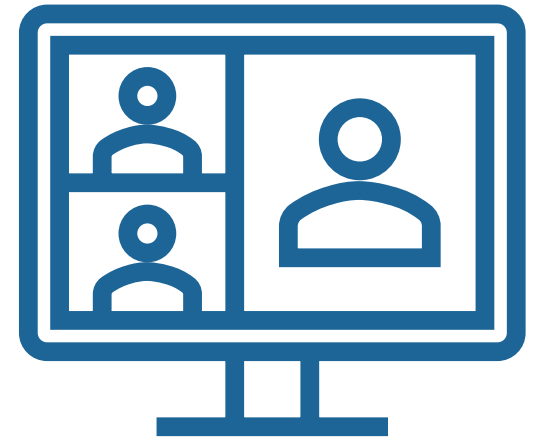
Online Presence & Publications

- City webpage
- FAQs
- *Neighborhood News* article (March 2023)

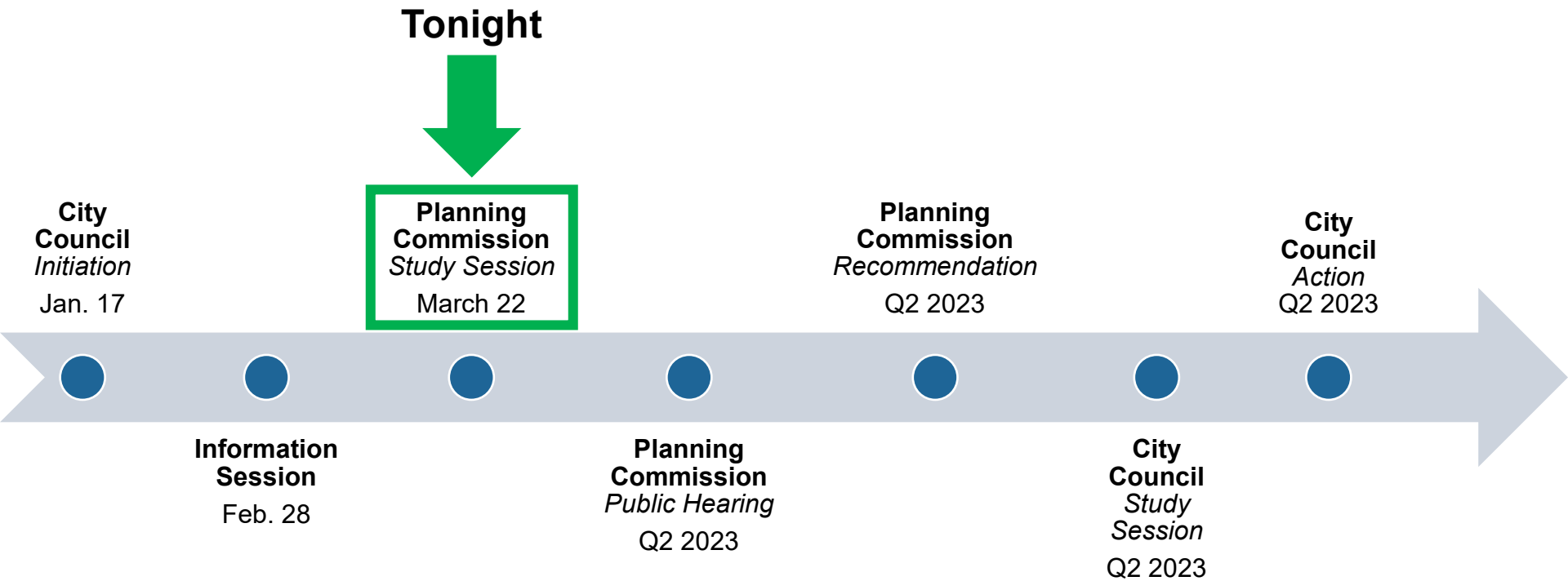


Feb. 28 Community Meeting

- Virtual meeting
- Presented:
 - Scope of LUCA
 - How to provide input
 - Q&A session
- Questions and comments related to:
 - Condo sales of ADUs
 - DADUs
 - Covenants and HOA rules
 - On/off-street parking rules
 - Property taxes



Process and Schedule



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