

Micro-Apartments LUCA

Planning Commission Study Session

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January 25, 2023



Agenda



Policy Basis & Objectives



What is a Micro-Apartment?



Proposed LUCA



Engagement



October 10 Council Initiation



Anticipated Timeline



Planning Commission Direction

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



Policy Basis

Next Right Work action to remove barriers to micro-apartments

AHS Strategy B: Create A Variety of Housing Choices

- Offer more types of housing, including lower priced options near jobs, transit, shopping, and services
- **Action B-1:** Encourage micro-apartments around light rail stations through actions such as reduced parking requirements



City of Bellevue
Affordable Housing Strategy

Approved by City Council
June 5, 2017



LUCA Objectives

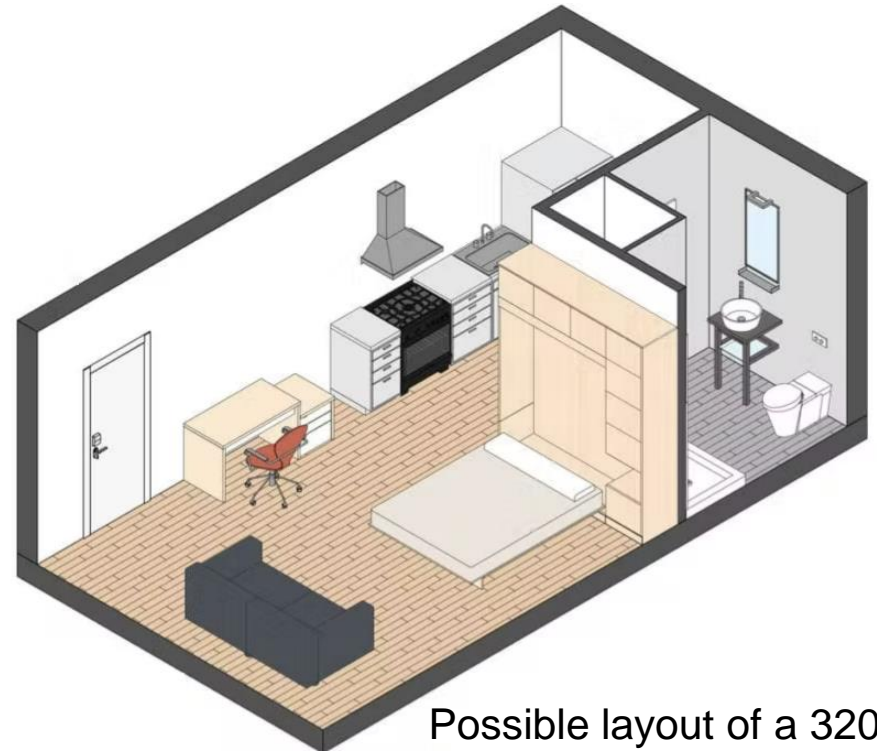
Objective: remove barriers to construction of micro-apartments

- Few micro-apartments existing in Bellevue
- Micro-apartments have tighter profit margins than conventional apartments
- Added costs towards production from:
 - Not enough density
 - High minimum parking
 - Residential amenities



What is a Micro-Apartment?

- Small studio/loft apartment (includes kitchen & bathroom)
- Near jobs, transit, shopping, and services
- Lower cost rentals (typically \$900-\$1,500)
- Typical residents:
 - Students/ young professionals
 - People in transition
 - Individuals without children



Possible layout of a 320 SF micro-apartment

Micro-Apartment Examples



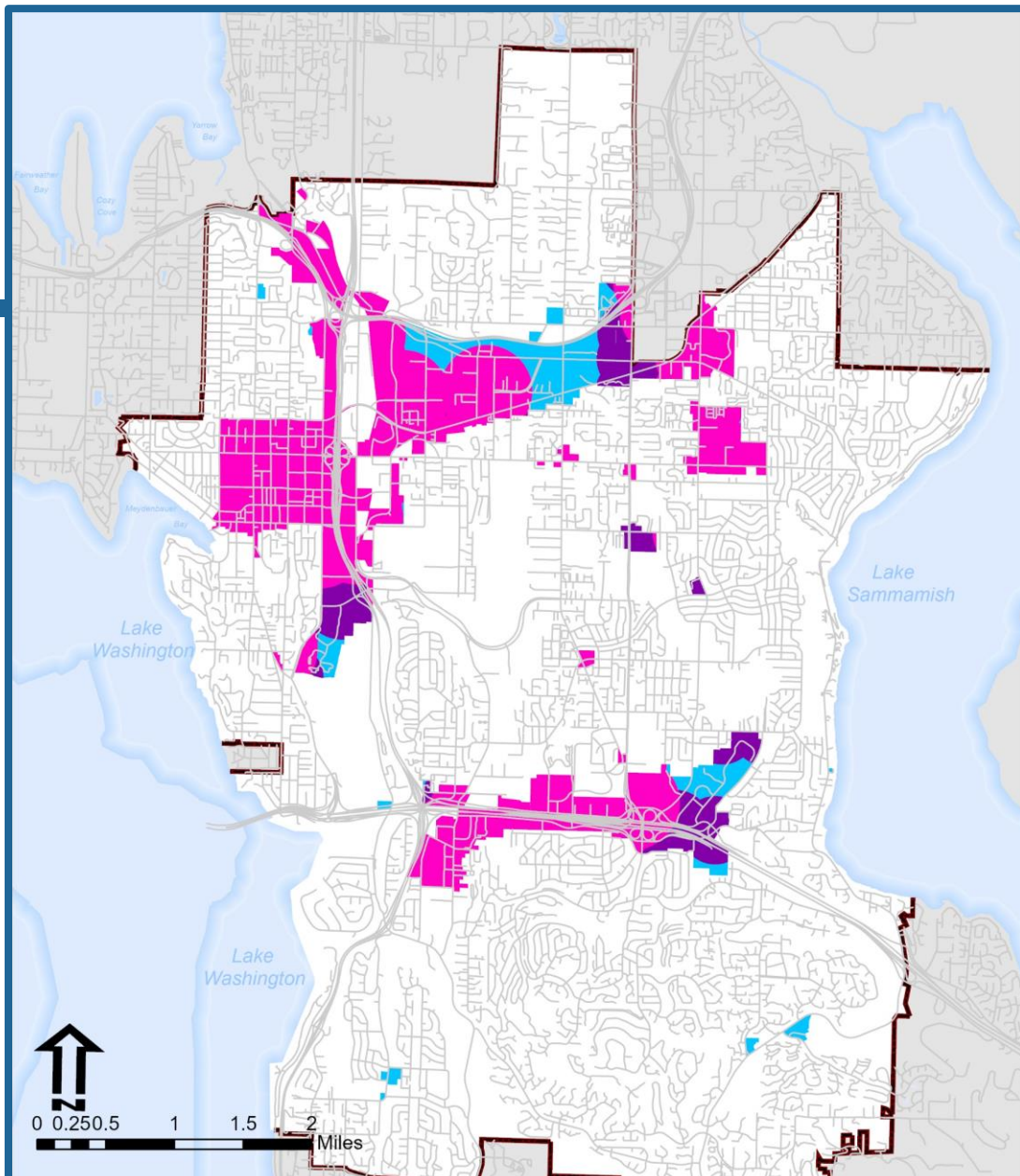
Micro-Apartment Examples



Photo credit: Blueprint Capital & Cleary O'Farrell Photography

Geographic Scope

- **Location for Alternative Standards/ Exceptions:** All mixed-use land use districts
- **Purpose:** Enables micro-apartments in areas near jobs, transit, shopping, and services

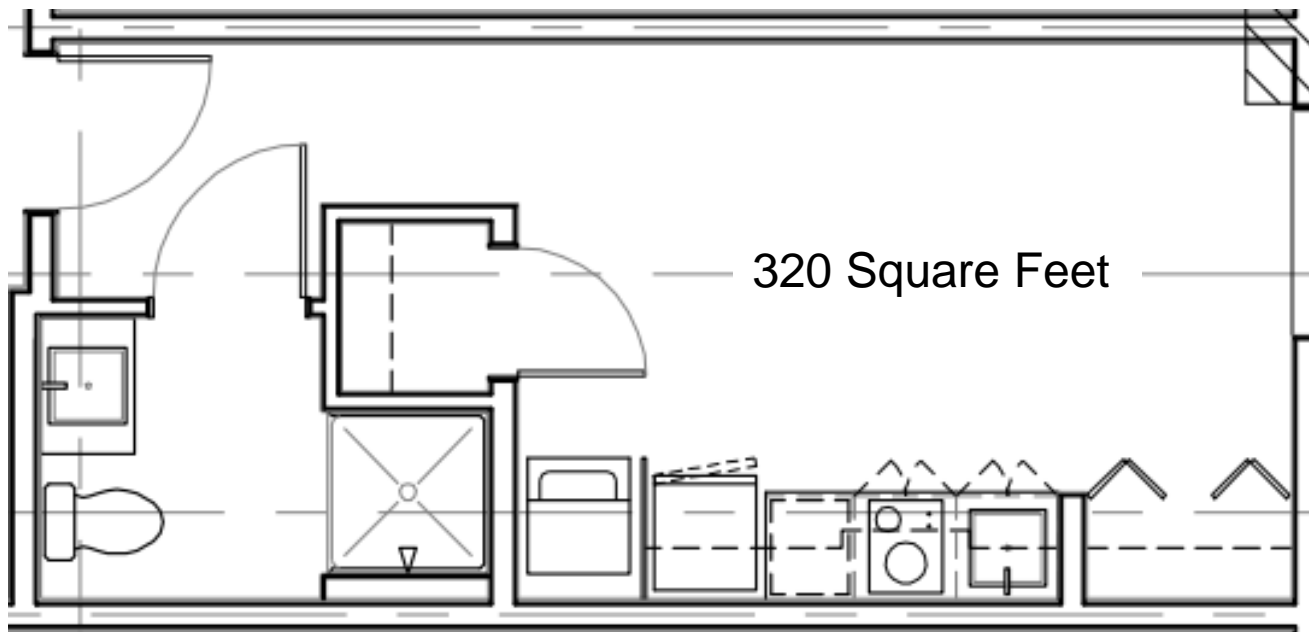


- Mixed Use Areas within .5 Miles of Transit (4+ Trips/ Hour)
- Mixed Use Areas within .25 Miles of Transit (2-4 Trips/ Hour)
- Mixed Use Areas without Frequent Transit



Proposed Code Changes

- Define micro-apartment to include:
 - Maximum size limit
 - In-unit kitchen and bathroom



Potential micro-apartment floorplan including kitchen and bathroom

Proposed Code Changes

- Micro-apartment standards in mixed use areas
 - Reduced minimum parking
 - Increased bicycle parking
 - Greater density allowance in districts which utilize DU/acre
 - Exemption from multi-family play areas

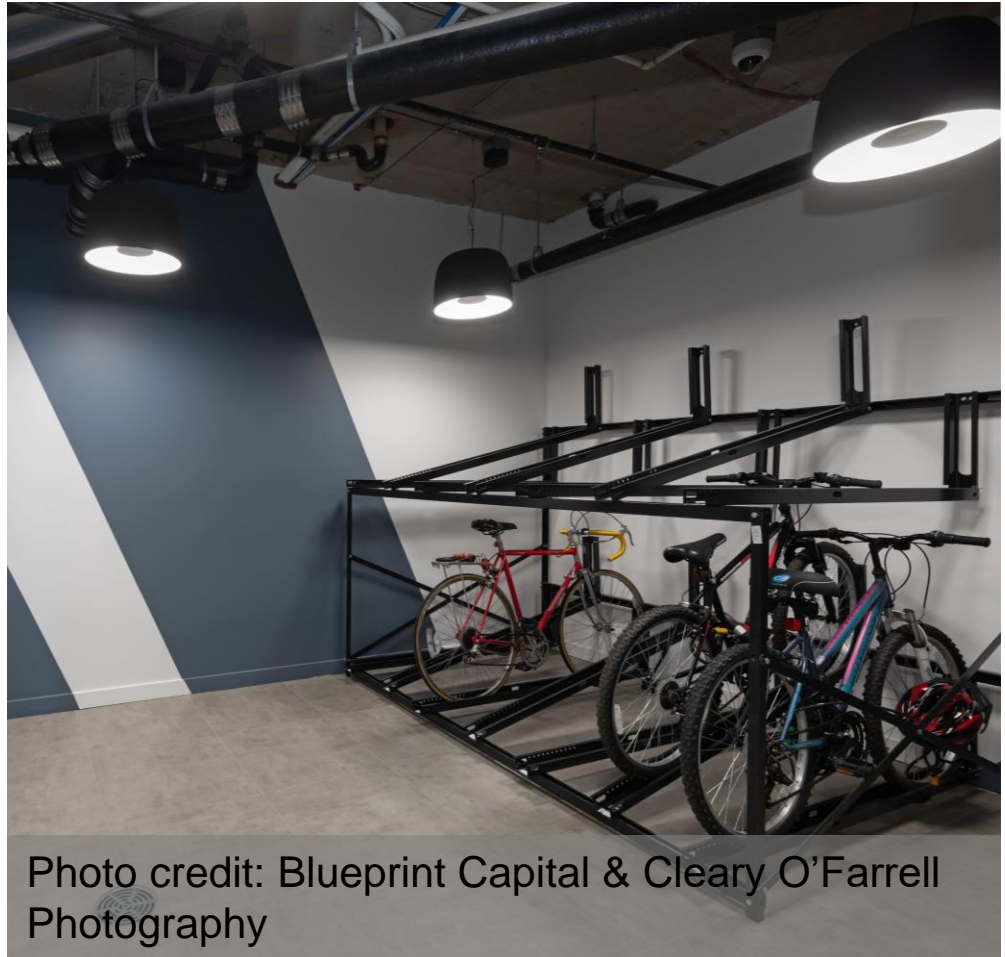


Photo credit: Blueprint Capital & Cleary O'Farrell Photography

LUCA Process

Process IV – City Council Legislative Action

| Action | Date |
|-----------------------------------|-------------------------------|
| Council Launch | October 10, 2022 |
| Public Notice of Application | January 12, 2023 |
| Community Info. Session | January 19, 2023 |
| PC Study Session | January 25, 2023 |
| Notice of Public Hearing | February 22, 2023 (tentative) |
| PC Public Hearing | March 8, 2023 (tentative) |
| PC Recommendation | April 12, 2023 (placeholder) |
| City Council Study Session/Action | April-May 2023 |



Public Engagement

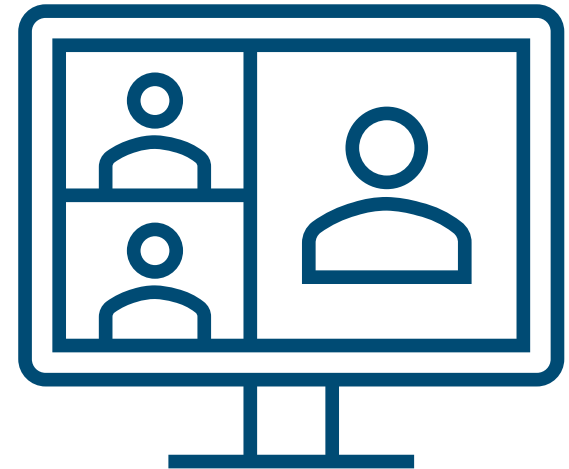
Outreach undertaken:

- **Process IV Requirements:** Planning Commission meetings, noticing and public hearing
- **Direct Engagement and Feedback:** One-on-one conversations with developers, architects, and property managers
- **Community Information Session:** Virtual info session on January 19 to talk about LUCA. Meeting invite to 750+ people
- **Online Presence:**
 - City webpage
 - January Neighborhood Newsletter



January 19 Community Meeting

- Virtual meeting
- Staff shared info on LUCA, schedule, and how to provide input
- Included Q&A session
- Questions and comments related to:
 - Unit accessibility
 - Changes to the R-30 district
 - Neighborhood impacts and aesthetics
 - Parking



October 10 Council Initiation & Discussion

- **Building Design:**

- Explore options for shared kitchens
- Interest in establishing a minimum unit size
- Understand impacts to parking requirements
- Incorporate considerations for accessibility

- **Promote Affordability:**

- Importance of units being affordable

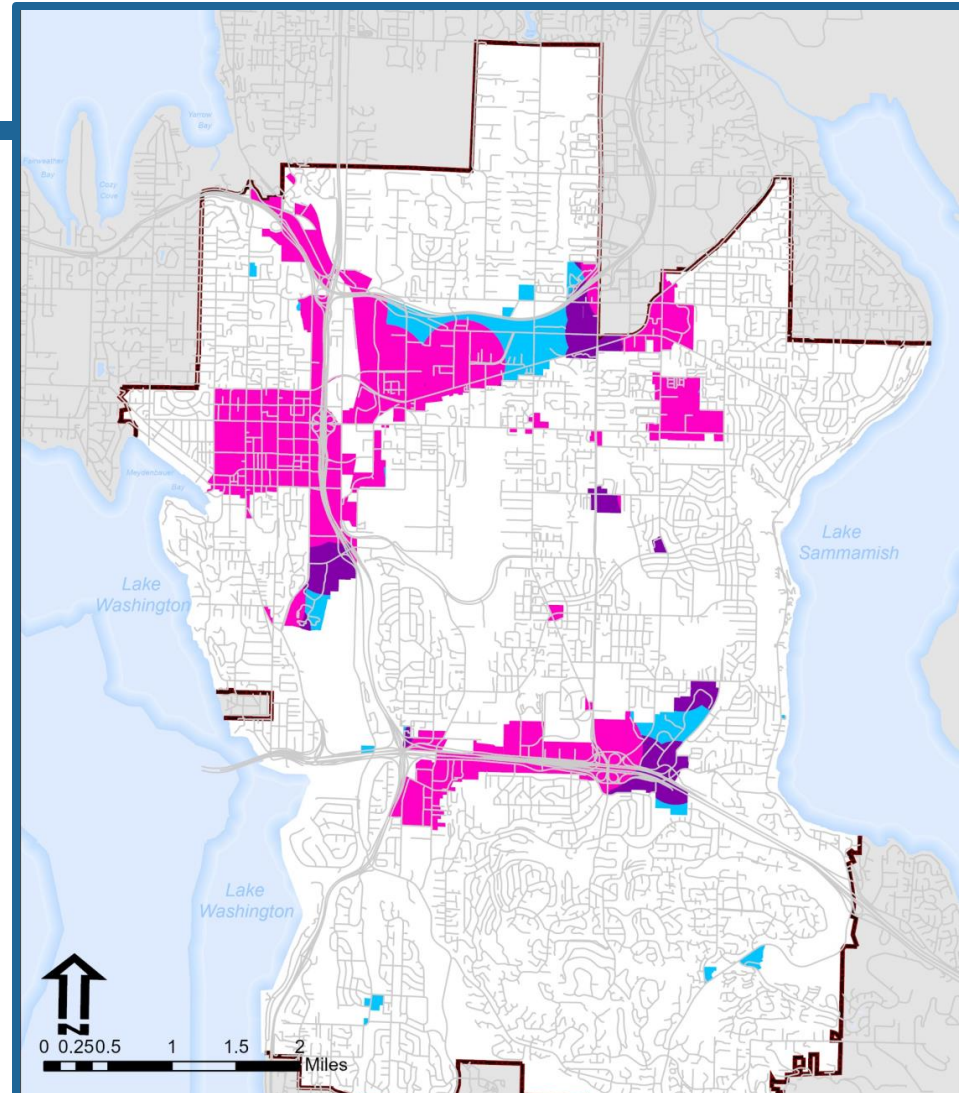


Council Initiation & Discussion Cont.

- **Geographic Scope:**

Evaluate whether alternative standards and exceptions should apply in:

- a. All mixed-use land use districts
- b. Only within the frequent transit network (pink & purple areas)



- Mixed Use Areas within .5 Miles of Transit (4+ Trips/ Hour)
- Mixed Use Areas within .25 Miles of Transit (2-4 Trips/ Hour)
- Mixed Use Areas without Frequent Transit



Planning Commission Direction

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