

Micro-Apartments LUCA

City Council Study Session

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April 24, 2023



Direction for Council Consideration

Direct staff to bring the LUCA Ordinance as drafted for final action at a future meeting



Agenda



Background



Micro-Apartments LUCA



Public Engagement



PC Recommendation



LUCA Process



Direction



Background

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



City of Bellevue
Affordable Housing Strategy

Approved by City Council
June 5, 2017



LUCA Objectives

The proposed LUCA will:

- Implement Action B-1 of the AHS
- Implement Next Right Work action to remove barriers to construction of micro-apartments
- Encourage micro-apartments in certain locations of the City
- Respond to City's housing needs, as identified in the 2022 Housing Needs Assessment



Council Direction for LUCA

- **Building Design:**

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

- **Geographic Scope:**

- Explore whether alternate standards and exceptions should apply in all mixed-use areas *or* within transit network only.

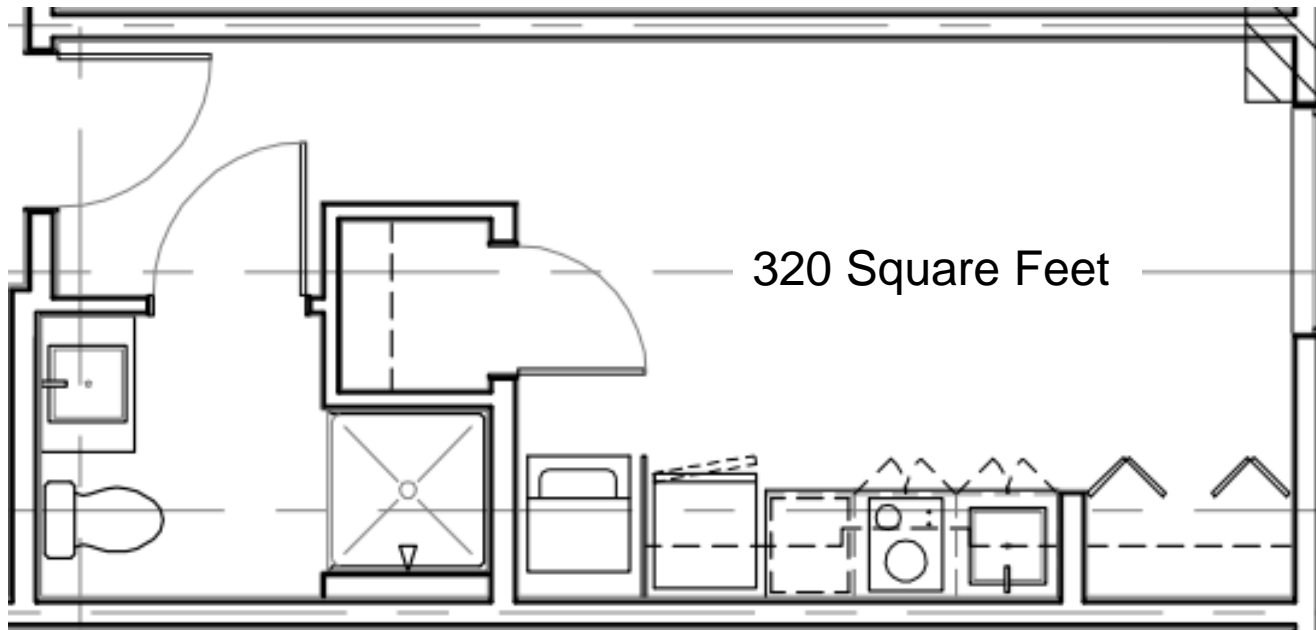
- **Promote Affordability:**

- Importance of units being affordable



Micro-Apartments LUCA

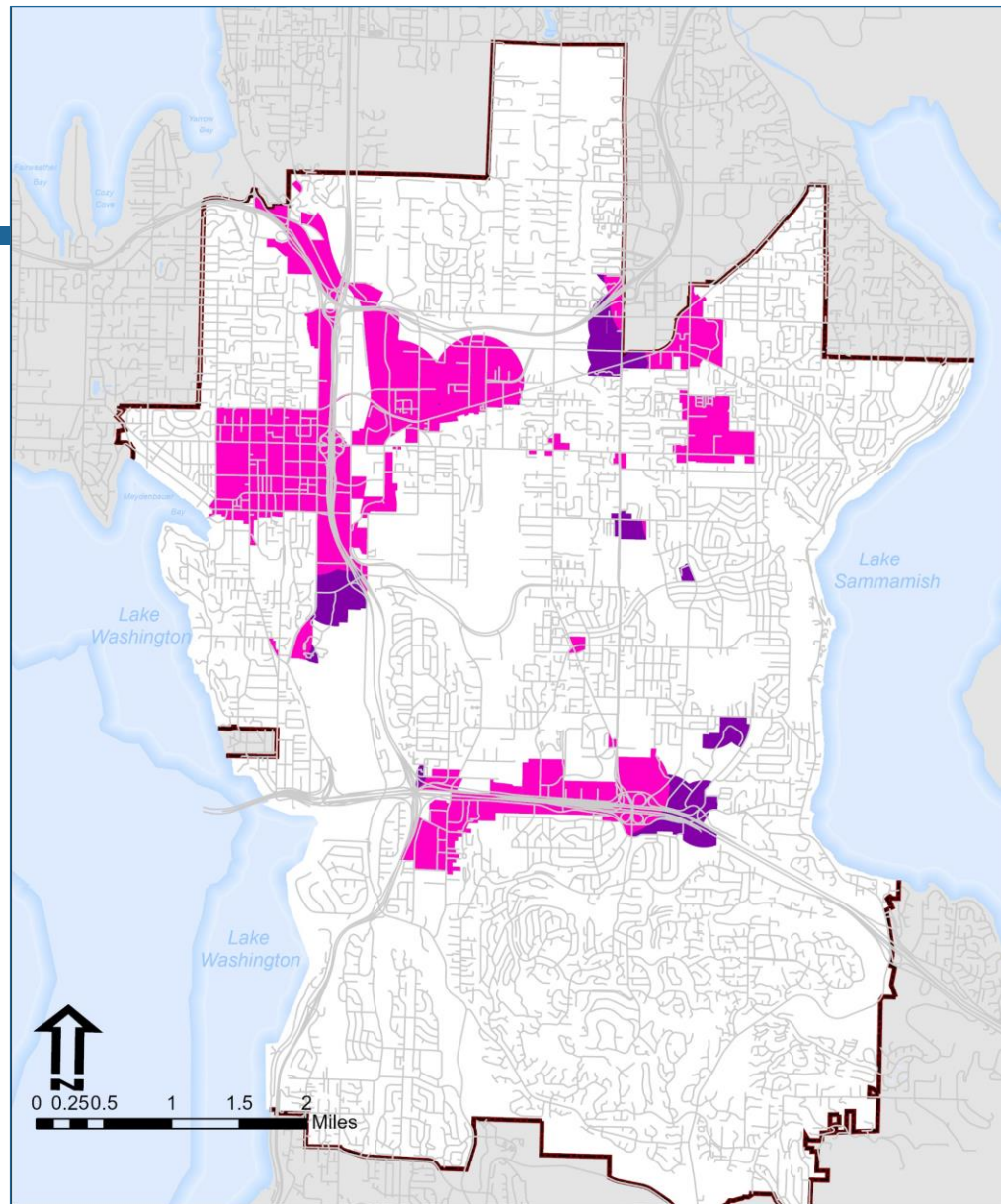
- Create definition for micro-apartment to establish:
 - Maximum size limit
 - In-unit kitchen and bathroom



Potential micro-apartment floorplan including kitchen and bathroom

Geographic Scope

- Remove barriers and encourage Micro-Apartments in mixed-use areas within:
 - ½ mile of transit with service 4+ times/hour
 - ¼ mile of transit with service 2+ times/hour



- Mixed Use Areas within .5 Miles of Transit (4+ Trips/ Hour)
- Mixed Use Areas within .25 Miles of Transit (2-4 Trips/ Hour)



Micro-Apartments LUCA

- Reduce minimum parking requirement
- Increase bicycle parking requirement
- Allow greater density in DU/acre districts
- Exempt from multifamily play area requirement



Alloy, Seattle (68 “Micro-Apartments”)

Photo credit: Blueprint Capital & Cleary O’Farrell Photography



Public Engagement

Modes of Outreach:

- **Process IV Requirements:** 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.
- **Online Presence:**
 - City webpage
 - January Neighborhood Newsletter



PC Recommendation



- Study Session January 25
- Public Hearing held March 8
- Recommends adoption of the LUCA, limiting LUCA applicability to mixed-use areas served by frequent transit



LUCA Process

Process IV – City Council Legislative Action

Action	Date
Council Launch	October 10, 2022
PC Study Session	January 25, 2023
PC Public Hearing & Recommendation	March 8, 2023
CC Study Session	April 24, 2023
City Council Action	Future meeting



Direction for Council Consideration

Direct staff to bring the LUCA Ordinance for final action at a future meeting

