



Reduced Minimum Residential Parking Land Use Code Amendment

Bellevue Planning Commission

January 27, 2021

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Planning Commission Direction

Approve Topics 3-6; and

Direct staff to prepare the proposed LUCA for public hearing on February 24, 2021



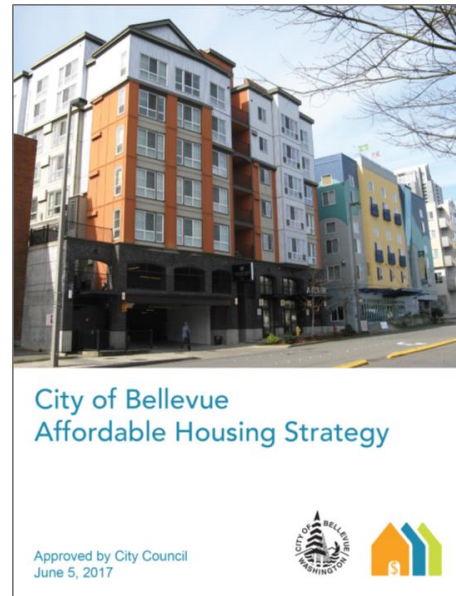
Agenda

- Recap of LUCA Objectives
- Components of the Proposed LUCA (Topics 3 – 6)
- Public Engagement
- LUCA Process
- Planning Commission Direction

Objectives

The proposed LUCA will:

- Conform with new provisions of RCW 36.70A.620
- Support recommendations from the 2017 Affordable Housing Strategy (AHS) and Transit Master Plan





Proposed LUCA – Topic 3

Parking Departures Process

- Current process is tied to design review, delay impacts project financing
- Removing this decision from design review could limit opportunities for public comment
- Demand for departures is anticipated to be less through reduced parking ratios
- Staff recommends maintaining current process



Proposed LUCA – Topic 4

Downtown Visitor Parking

- Current requirement adopted in October 2017 under Downtown Livability Initiative
- Very few residential projects have been built under updated code
- Staff recommends retaining requirements and monitoring performance
- LUCA includes “not to exceed” provision for conformance with intent of reduced parking minimums



Proposed LUCA – Topic 5

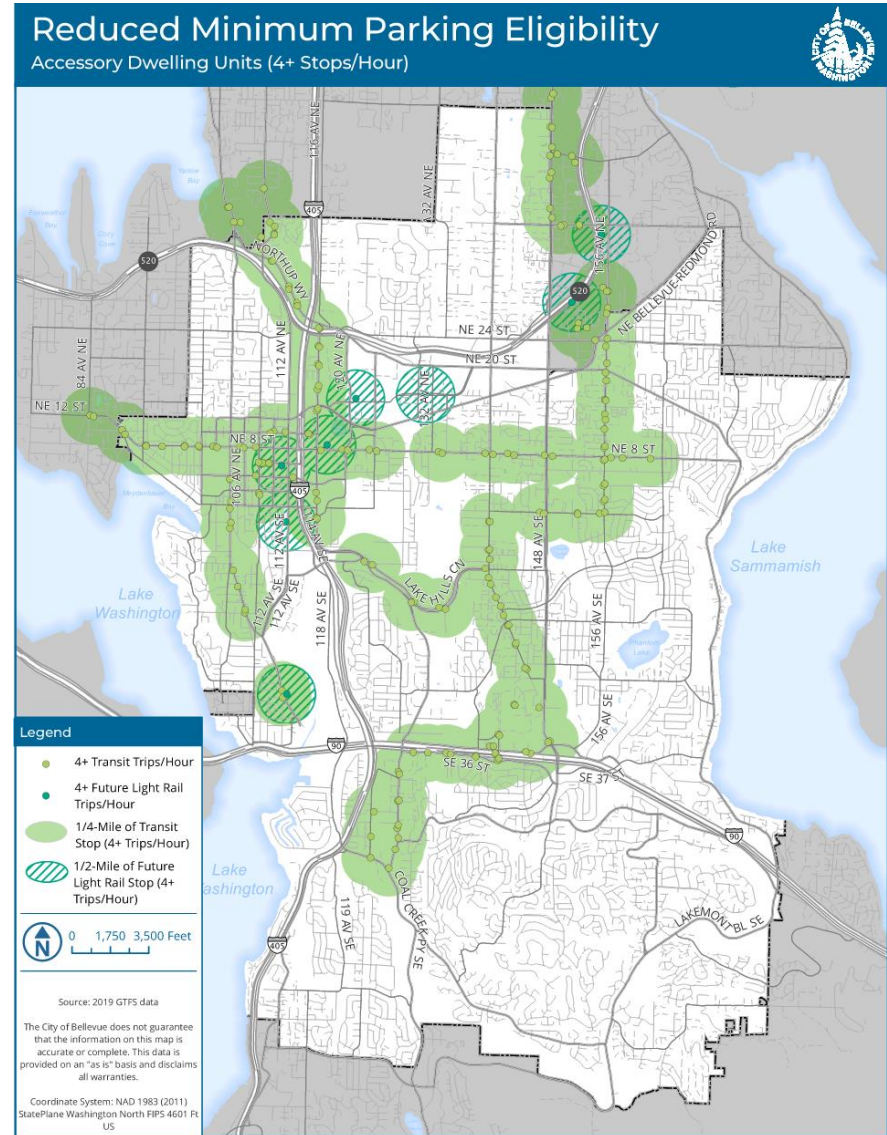
Affordable Housing Incentives

- Intent is to allow additional flexibility for permanent affordable housing
- Stops with service 4+ times/hour:
 - 0.5 spaces/unit – all permanent affordable units up to 80% AMI
 - 0.25 spaces/unit – studio and one-bedroom units up to 60% AMI
- Ratios selected from existing incentives in Downtown and BelRed

Proposed LUCA – Topic 6

Accessory Dwelling Units

- Consistent with RCW 36.70A.698
- Remove dedicated ADU parking for property:
 - Located with ¼ mile radius
 - Stops with service 4+ times/hour
 - Future light rail or bus rapid transit stops opening within two years are included





Q & A from Study Session 1

Data to support proposed parking ratios

- Right Size Parking project
- Denver study

Mitigation of future changes

- Parking reduction based on most up-to-date service information, or at the time of complete building permit application or land use approval

COVID-19 and transit service and ridership

- Sound Transit ridership data
- Office development and leasing remains strong



LUCA Process

January 13 Study Session: PC is introduced and reviews proposed LUCA Topics 1 and 2

January 27 Study Session: PC reviews proposed LUCA Topics 3 – 6

February 24: PC Public Hearing and Recommendation

April 5 (tentative): City Council Study Session

April 6 (tentative): EBCC Courtesy Public Hearing

April 26 (tentative): City Council Action

May 4 (tentative): EBCC Public Hearing and Approval/Disapproval

May 18: Interim Official Control Expires



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