

# Parking Reform LUCA

## Study Session

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# Direction Needed From Council

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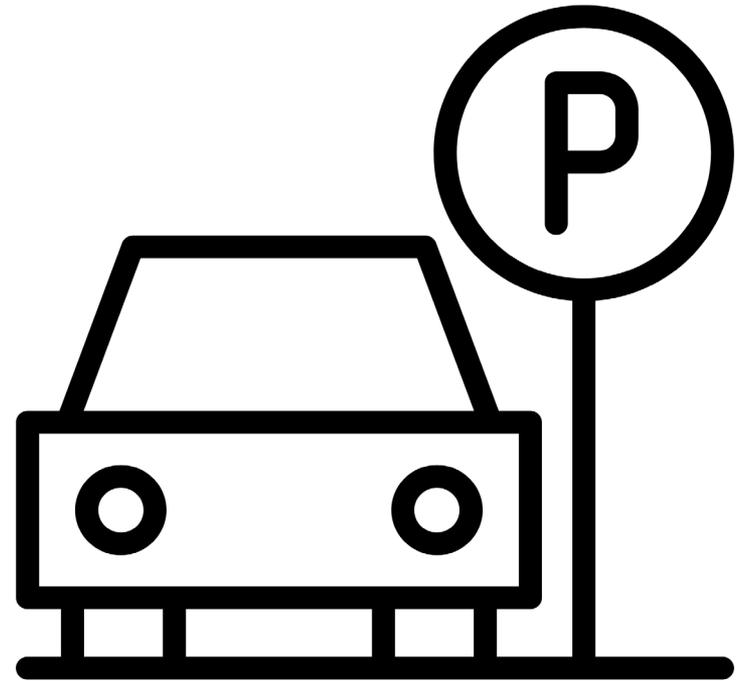
Consider additional scoping options and initiate work on the Parking Reform LUCA.



# Agenda

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1. What is Minimum Parking?
2. SB 5184 & 6015 Overview
3. Proposed Scope
4. Outreach/Schedule
5. Council Direction



# What is Minimum Parking?

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**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 now open daily from 10 a.m. to 10 p.m. Leonard Homes are priced to meet your budget... \$10,890 to \$13,800. Nothing down to G.I. Leonard F.S.A. Home 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 home during the "Parade". Bell & Valdez homes are priced from \$13,750 to \$15,700. Nothing down to G.I.

**See the Pacific Northwest's First  
MODEL SUBURBAN CITY**

You, Lake Hills is nothing less than a Model City, with over 4,000 homes planned to accommodate an eventual population of more 10,000 persons. Lake Hills will have all the advantages of city living, with sewers, schools, shopping centers, parks, playgrounds, churches, etc. Yet, Lake Hills will be a residential city of five suburban homes in a village country atmosphere. For suburban spaciousness and beauty with urban convenience, see Lake Hills the model city! You may reach Lake Hills by turning left off U.S. 10 at Eastgate. Follow Lake Hills sign 3/2 miles to the model city.

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

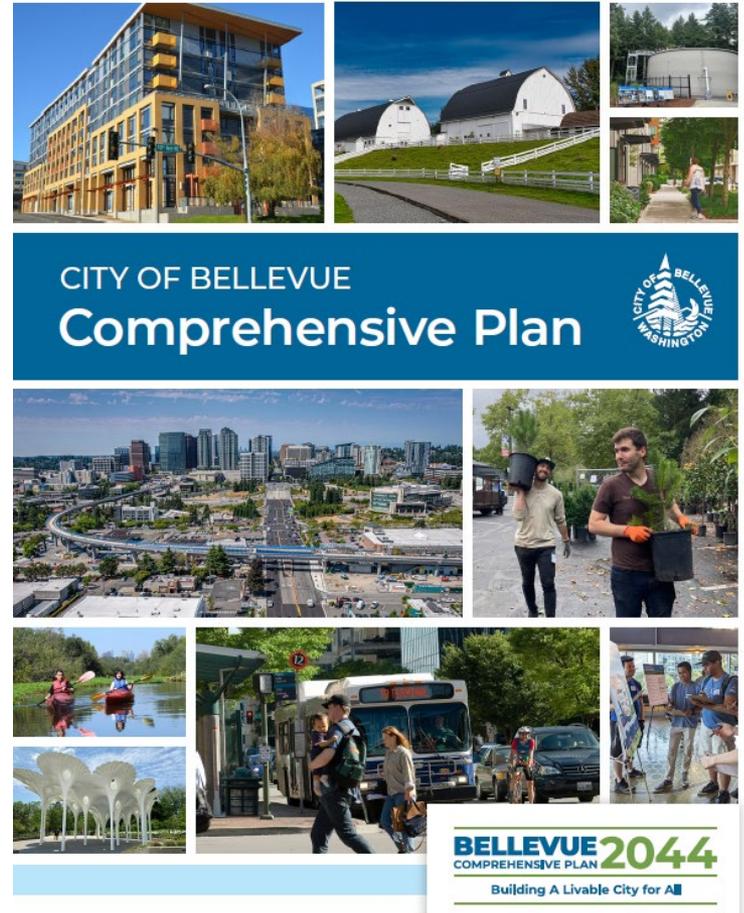


# Bellevue's Parking History

- Parking requirements no longer apply to certain uses that were once common, including:
  - Bowling alleys
  - Airfields
  - Dance halls

## Bellevue 2044 Comprehensive Plan:

- Supports transit-oriented development
- Encourages flexible, context-sensitive parking standards
- Seeks to remove unnecessary barriers to development



# Challenges of Minimum Parking

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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



# Senate Bill 6015 & 5184

- SB 6015 passed in 2024 & SB 5184 passed in 2025
- Establishes parking stall dimensions (SB 6015) and reduced minimum parking requirements for cities (SB 5184).
- Requirements apply to future residential, mixed-use, and commercial developments



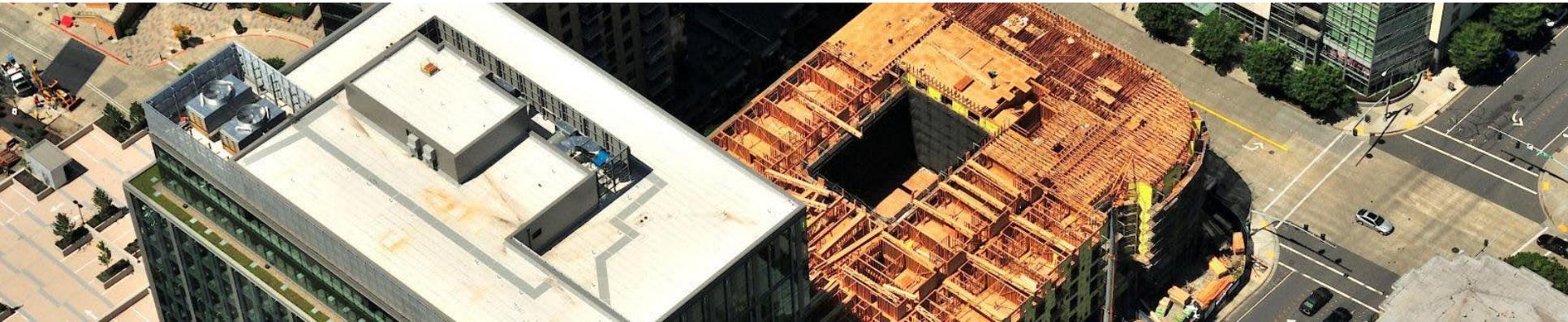
**State Compliance Deadline: January 2027**



# SB 5184: What is Required?

## 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*)



# SB 5184: What is Required?

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## No minimum parking for:

- Residential units under 1,200 sf
- Commercial spaces 3,000 sf or smaller
- Affordable housing
- Senior housing
- Childcare centers
- Ground-floor commercial uses in mixed-use buildings
- Conversions (nonresidential to residential)



# SB 6015: What is Required?

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## 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



# Senate Bill 5184 Exemption

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- SB 5184 authorizes “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 and standardized across neighboring cities supports development feasibility and housing affordability



# Current Requirements

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Parking requirements mainly in LUC 20.20.590, with several land use district-specific sections:

- Downtown Districts (Part 20.25A LUC)
- BelRed (Part 20.25D LUC)
- East Main TOD (Part 20.25Q LUC)
- Wilburton TOD (Part 20.25R LUC)



# Proposed Scope

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LUCA scope to:

1. Align with new state mandates
  - Minimum parking
  - Parking surface materials
  - Stall dimensions
2. Streamline parking requirements and establish one LUC parking chapter



# Additional Scope Options

## Additional Scope Options for LUCA Consideration:

1. Expand parking reform near transit
  - a. Remove parking requirements within ½ mile of light rail and RapidRide stations  
(consistent with TOD Bill mandate (**already required**))
  - b. Remove parking in areas with frequent transit (2–4+ trips/hour for 12+ hours/day)
2. Expand parking reform citywide through elimination of minimum parking
3. Clarify treatment of change-of-use or tenant transitions with parking constraints

# Engagement Approach

## Process IV Requirements

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

## Direct Engagement

- Information Sessions
- Meetings with
  - Residents
  - Neighborhood associations
  - Development community

## Online Presence & Publications

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



# Current Draft Schedule

**Winter 2026**

Council  
Initiation &  
Outreach

**Spring 2026**

Community  
Outreach &  
Input

**Summer 2026**

LUCA Draft for  
review &  
engagement

**Fall 2026**

Planning  
Commission  
Review

**Dec 2026**

City Council  
Review &  
Action

**State Deadline: January 2027**





# Direction Needed From Council

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