

# Reduced Minimum Residential Parking LUCA

## Study Session

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**Development Services Department**

April 5, 2021



# Direction

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



# Agenda

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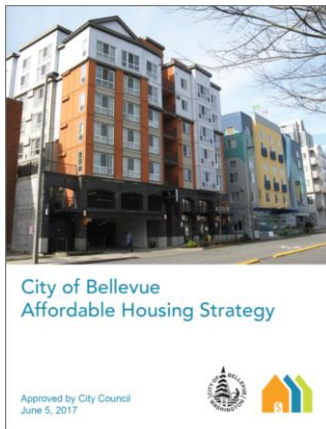
1. LUCA Objectives
2. Recommended LUCA
3. Public Engagement
4. Planning Commission Recommendation
5. LUCA Process
6. Direction from Council



# LUCA Objectives

The proposed LUCA will:

- Support recommendations from the 2017 Affordable Housing Strategy (AHS) and Transit Master Plan
- Conform with new provisions of RCW 36.70A.620 and 36.70A.698



# 2017 AHS

Memorialized the City's commitment to creating affordable housing opportunities in Bellevue by:

- Lowering costs to building affordable housing (Strategy C-5)
- Reducing parking requirements for apartments around light-rail stations (Strategy B-1)



## City of Bellevue Affordable Housing Strategy

Approved by City Council  
June 5, 2017



# State Regulations



- RCW 36.70A.620 sets a cap (ceiling) for minimum parking requirements that cities may impose for certain housing units

Housing Type and Transit Access	Parking Minimums	
<b>Affordable Housing</b> (Up to 50% County AMI) (2 times per hour for 12 hours a day)	Studio	0.75 spaces/unit
<b>Market-Rate Multifamily</b> (4 times per hour for 12 hours a day)	1+ Bedroom	1 space/bedroom
<b>Housing for Seniors and People with Disabilities</b> (4 times per hour for 12 hours a day)	Residents	0 per unit
	<i>No restriction on parking for employees and visitors</i>	

- RCW 36.70A.698 restricts off-street parking requirement for ADUs located within ¼ mile of a major transit stop, with limited exceptions



# Interim Regulations

- Current IOC established temporary regulations to align with RCW 36.70A.620
- Selected minimums consistent with BelRed and Eastgate TOD

Housing Type and Transit Access	Parking Minimums	
<b>Affordable Housing</b> (Up to <b>80% County AMI</b> ) (2 times per hour for 12 hours a day)	Studio	0.75 spaces/unit
	1+ Bedroom	0.75 space/unit
<b>Market-Rate Multifamily</b> (4 times per hour for 12 hours a day)	Residents	0 per unit
<b>Housing for Seniors and People with Disabilities</b> (4 times per hour for 12 hours a day)	<i>Existing parking standards for employees and visitors apply</i>	



# Council Direction for LUCA

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Council directed staff to analyze four additional topics for the permanent code amendment:

- Appropriate radius (1/4 mile – 1/2 mile) from frequent transit service
- Downtown residential visitor parking requirements
- Certainty within the parking departure process
- Parking-specific incentives for Affordable Housing





# Recommended LUCA Topics

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1. Frequent transit criteria
2. Parking ratio
3. Parking departures process
4. Downtown visitor parking
5. Affordable housing incentives
6. Accessory dwelling units



# Topic 1 – Frequent Transit Service Criteria

Stops with service 2+ times/hour	Stops with service 4+ times/hour
Only Affordable Housing	Market Rate Multifamily, Senior Housing, and Affordable Housing
1/4-mile radius applies	1/2-mile radius applies Include future light rail or bus rapid transit stops opening within 2 years



# Topic 1 – Frequent Transit Service Criteria

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## Recommendations beyond state minimum:

- Definition of Affordable Housing – up to 80% AMI instead of 50% AMI
- Only applicable to permanent Affordable Housing
- Expanded radius for higher frequency stops to ½ mile
- Incorporated standard for determining if a physical impediment blocks transit access
- Incorporating future light rail and bus rapid transit stops opening within two years

# Topic 2 – Parking Ratios

# Topic 5 – Affordable Housing

- Lower ratios are recommended for affordable housing to provide increased flexibility (Topic 5)
- All developers, including affordable and senior housing developers, may still provide more parking than is required

Housing Type and Transit Access	2-4 Times per Hour	4+ Times per Hour
<b>Affordable Housing</b> (Up to 80% County AMI)	0.75 spaces/unit	0.5 spaces/unit*
<b>Market Rate Multifamily</b>	Not Eligible	0.75 spaces/unit
<b>Senior Housing</b>	Not Eligible	0 spaces/unit Only applies to parking for residents

\* 0.25 spaces/unit for small units at 60% AMI

# Topic 2 – Parking Ratios

# Topic 5 – Affordable Housing

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## Recommendations beyond state minimum:

- Flat minimum parking ratio for market rate multifamily and permanent affordable housing – 0.75 space/unit instead of 0.75 space/studio or 1 space/bedroom
  - Not applicable to parking for residents in housing dedicated for seniors and people with disabilities or accessory dwelling units
- Lower minimums for affordable housing in higher frequency transit areas, ratios selected from existing incentives
- Does not modify or amend the City's MFTE program



# Topic 3 – Parking Departures

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- Decision under existing process is tied to design review, presents timing issues for development
- Separating the decision limits opportunity for public comment, present transparency concerns
- This LUCA reduces demand for parking departures by right-sizing parking requirements
- Staff recommends maintaining current process, revisiting in the future to consider all uses



# Topic 4 – DT Visitor Parking

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- Current standards were implemented in October 2017, limited Downtown residential development completed that time
- Staff recommends maintaining current standards while monitoring performance
- LUCA includes “not to exceed” provision for conformance with intent of reduced parking minimums



# Topic 6 – ADU Parking

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





# Public Engagement

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## Modes of outreach:

- **Process IV Requirements** – noticing and public hearing
- **Direct Engagement and Feedback** – Dialogue with development community representatives and interested stakeholders regarding the proposed amendments
- **Online Presence** – webpage launched in June 2020, and includes public information regarding the proposed LUCA, key dates, and contact information for public comment



# PC Recommendation



- Study Sessions January 13 and 27
- Public Hearing held February 24
- Recommends adoption of the LUCA without modification



# LUCA Process

## Process IV – City Council Legislative Action

<input checked="" type="checkbox"/>	January 13	Planning Commission Study Session 1
<input checked="" type="checkbox"/>	January 27	Planning Commission Study Session 2
<input checked="" type="checkbox"/>	February 24	Planning Commission Public Hearing
<input type="checkbox"/>	April 5	City Council Study Session
<input type="checkbox"/>	April 6	EBCC Courtesy Hearing
<input type="checkbox"/>	Future meeting	City Council Action
<input type="checkbox"/>	Future meeting	EBCC Public Hearing and Approval/Disapproval
<input type="checkbox"/>	<b>May 18</b>	<b>Interim Official Control Expires</b>



# Direction

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