

Micro-Apartments LUCA

Study Session

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Direction for Council Consideration

Initiate and direct the Planning Commission to process this Land Use Code Amendment to enable and encourage Micro-Apartments



Agenda



- What is a Micro-Apartment?



- LUCA Objectives



- Proposed Scope



- Public Engagement



- LUCA Process



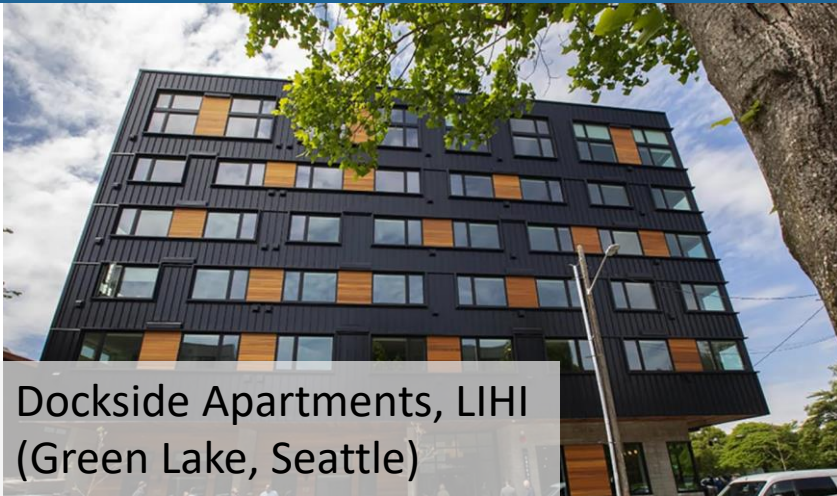
What is a Micro-Apartment?

- 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
 - Retirees



Possible layout of a 320 sf micro-apartment

Micro-Apartment Examples



Dockside Apartments, LIHI
(Green Lake, Seattle)



Dockside Apartments interior view



162Ten, Muse MGMT, Redmond



LUCA Objectives

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

Next Right Work action to remove barriers to micro-apartments



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
- Due to small unit size, micro-apartments have tighter profit margins
- Added costs towards production from:
 - Not enough density
 - High minimum parking
 - Residential amenities



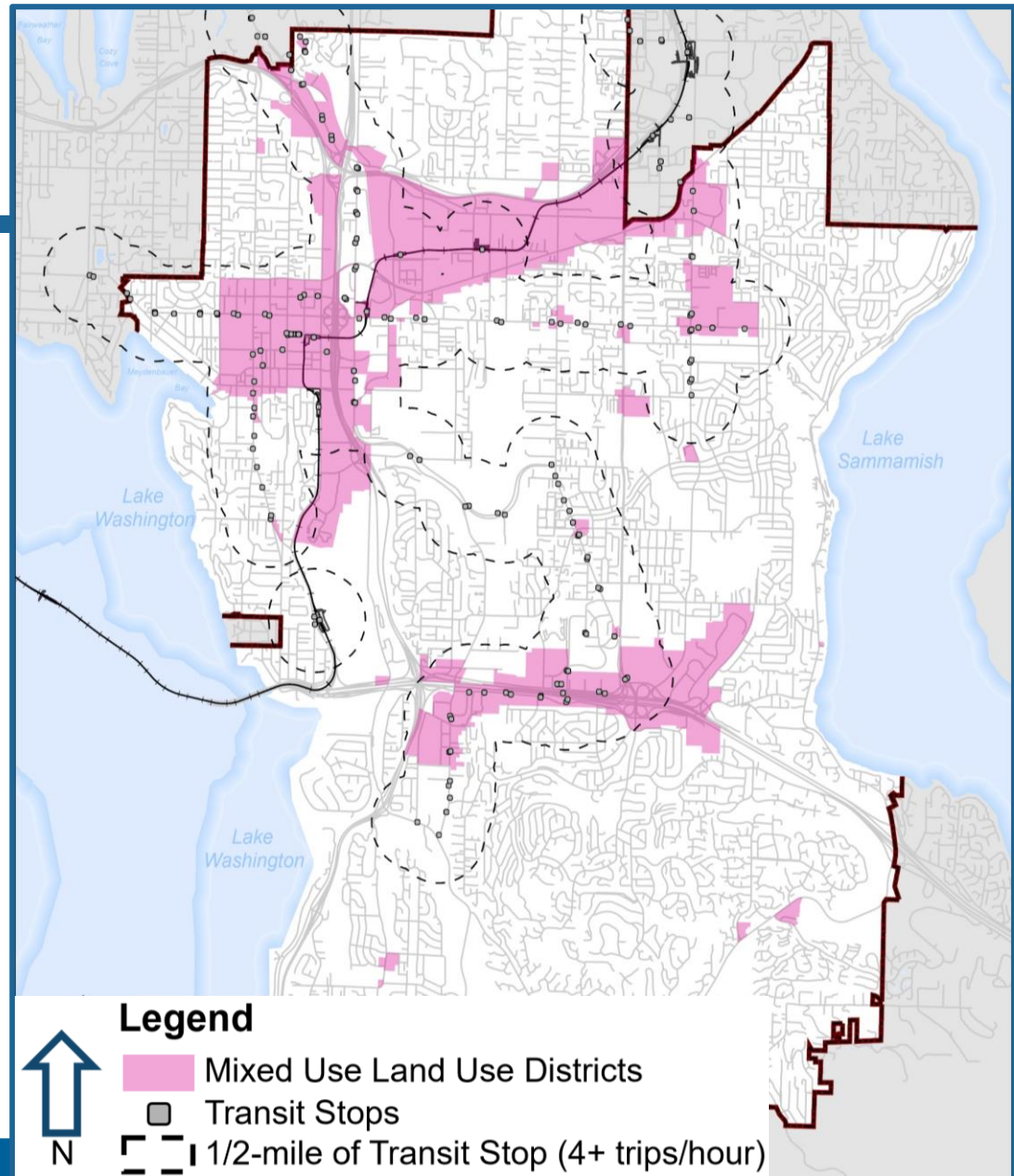
Proposed Scope

- Establish maximum floor area requirements
- Determine accessibility needs
- Amend LUC requirements, such as:
 - Density limits (number of DU/ac)
 - Parking requirements
 - Residential amenity requirements



Geographic Scope

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



Public Engagement

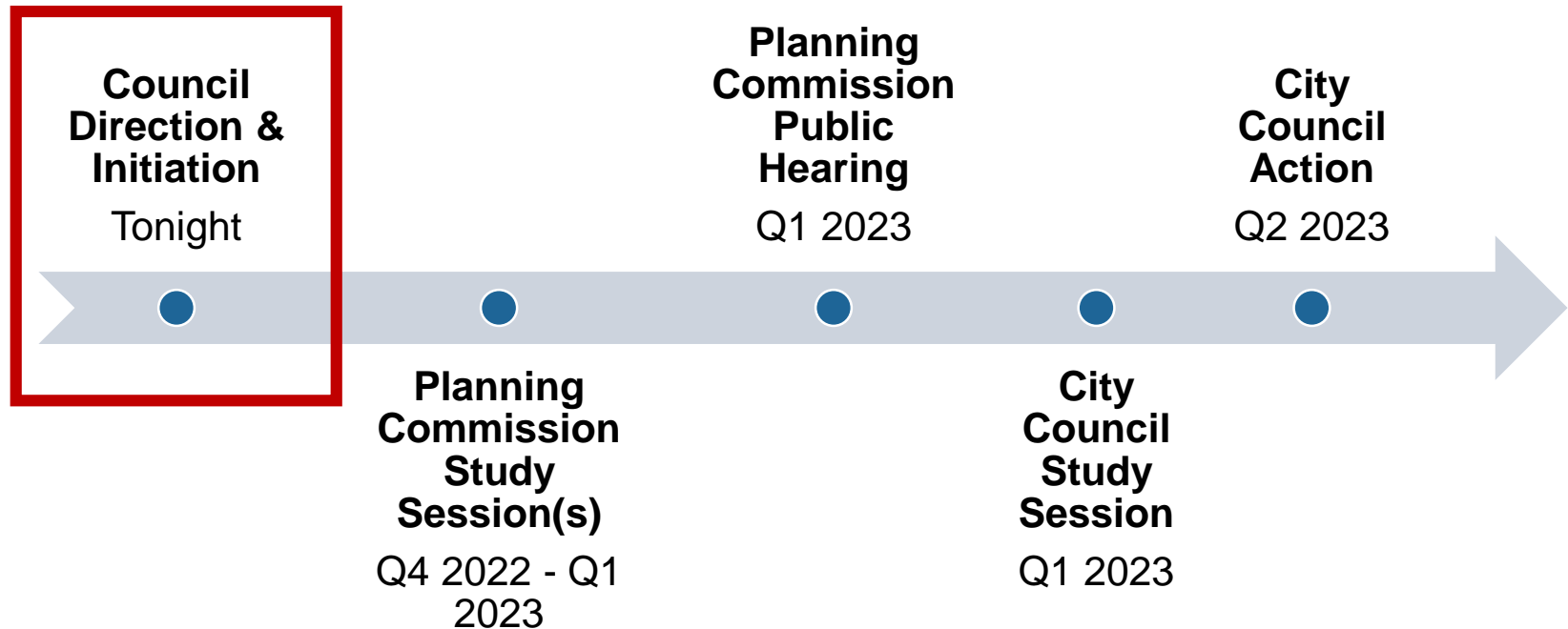
Proposed modes of outreach:

- **Process IV Requirements:** Planning Commission meetings, noticing and public hearing
- **Direct Engagement and Feedback:** One-on-one conversations, stakeholder meetings
- **Online Presence:** City webpage to provide opportunities for the public to stay informed and to request additional information



LUCA Process

Process IV – City Council Legislative Action



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