

Next Right Work ADU Reform LUCA

City Council Study Session

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Direction for Council Consideration

Provide direction on ADU parking requirements, then direct staff to finalize the LUCA Ordinance for final action at a future meeting.



Meeting Agenda

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- Background

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- Public Engagement

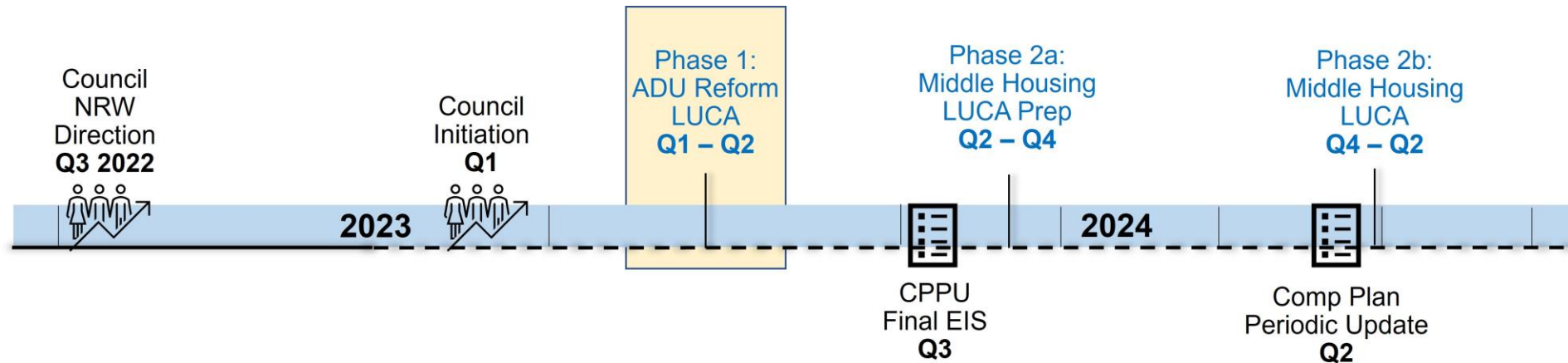
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- LUCA Process & Timeline



Background

- **Next Right Work:** Phase 1 action to encourage ADUs with mechanism for separate ownership
- **AHS Strategy B:** Create a variety of housing choices
 - Increase housing supply
 - Implement **Action B-2** to update ADU standards



LUCA Objectives

Council direction:

- Encourage construction of attached ADUs in existing and new homes.
- Create mechanism for separate ownership.

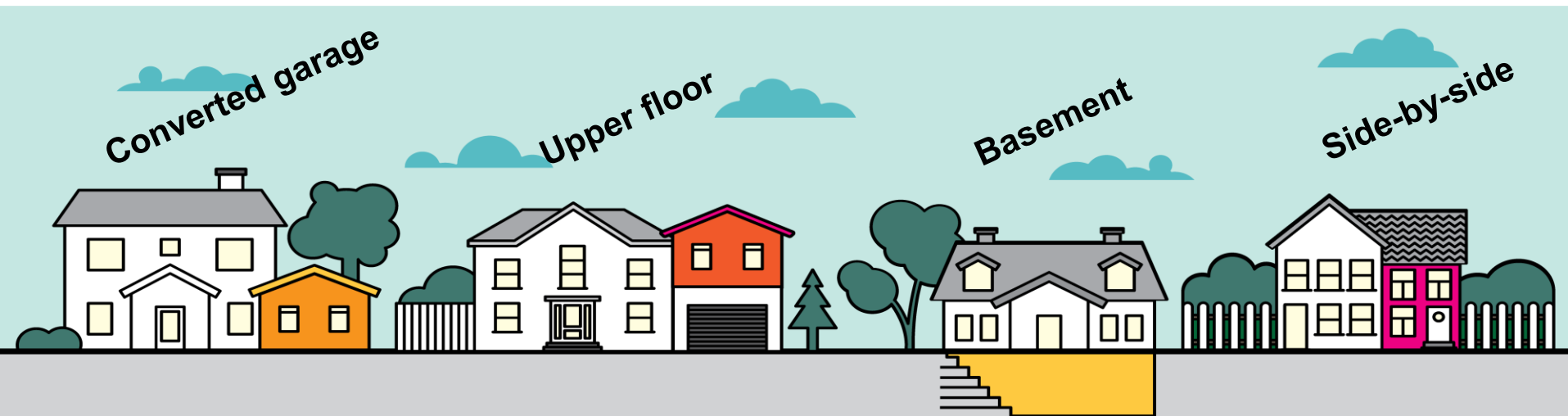
Considerations:

- Housing Needs Assessment
- Other housing-related initiatives
 - Comprehensive Plan Periodic Update
 - Next Right Work, AHS
- State legislation – HB 1337

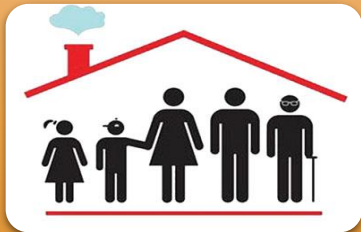


What are ADUs?

- **Accessory Dwelling Units**
 - Smaller unit separate from existing house
 - Also called: basement apartments, granny flats, in-law suites, etc.
- In Bellevue, ADUs must be attached to primary residence
- Generally come in many forms:



Why ADUs?



Housing to reflect diverse community needs



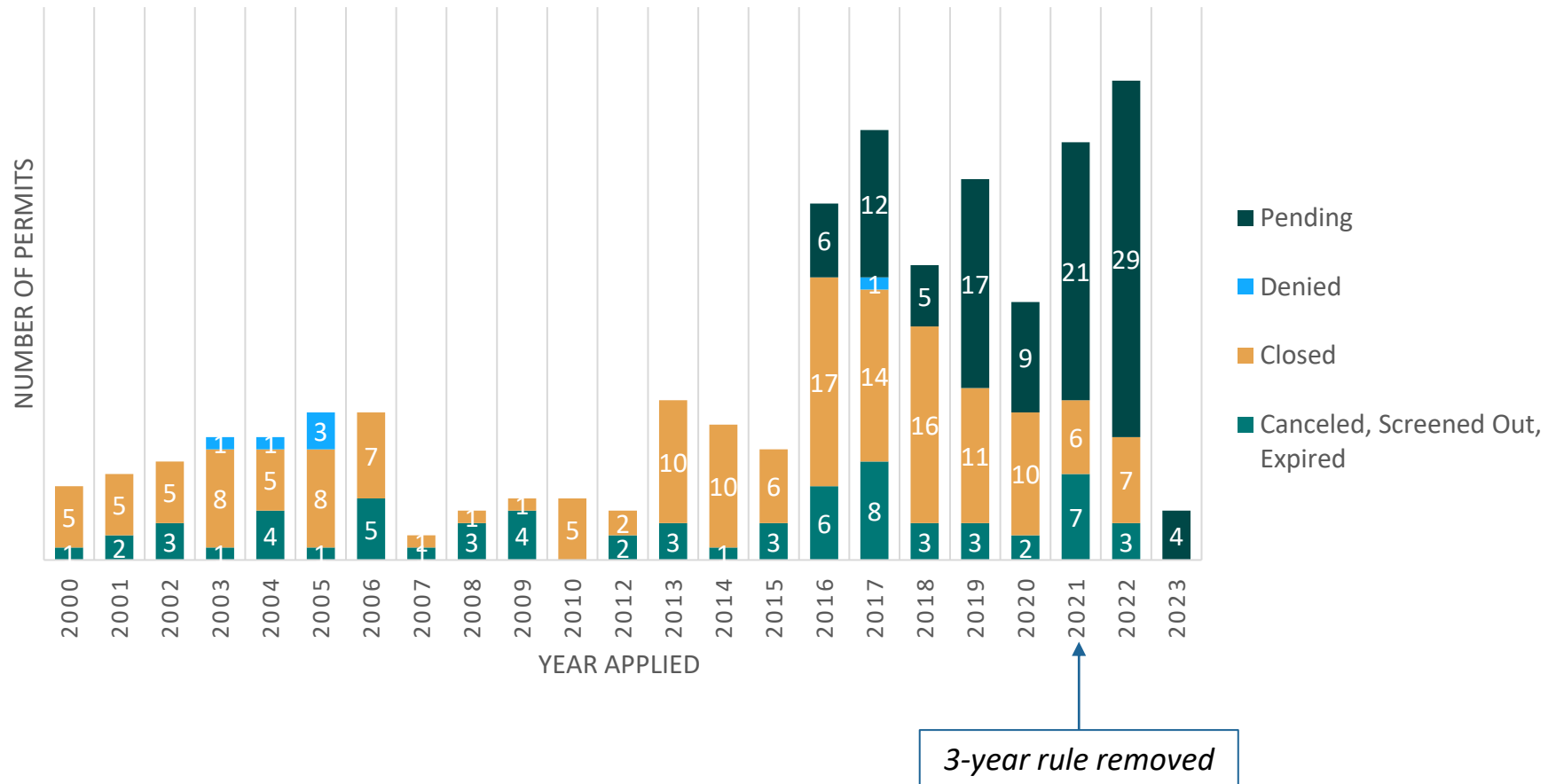
Homeownership opportunities



Options for Bellevue's growing senior population



ADU Permitting History



Recommended LUCA

Requirement	Existing Code	PC Recommendation
<i>Size Limits</i>	<ul style="list-style-type: none"> 800 sf <u>or</u> 40% of home (whichever <u>less</u>) 	<ul style="list-style-type: none"> 1200 sf <u>or</u> 40% of home (whichever <u>greater</u>)
<i>Design Controls</i>	<ul style="list-style-type: none"> No second front entry door 	<ul style="list-style-type: none"> No requirement
<i>Process Requirements</i>	<ul style="list-style-type: none"> Separation registration process Public notice after approval Inspection by Land Use staff 	<ul style="list-style-type: none"> No registration No public notice No Land Use inspection



Recommended LUCA

Requirement	Existing Code	PC Recommendation
<i>Owner Occupancy</i>	<ul style="list-style-type: none"> • Owner occupancy required 	<ul style="list-style-type: none"> • No requirement
<i>Separate Ownership</i>	<ul style="list-style-type: none"> • ADU sale prohibited 	<ul style="list-style-type: none"> • ADU sale allowed
<i>Parking</i>	<ul style="list-style-type: none"> • 1 space for ADUs • No parking within ¼ mile of transit 	<ul style="list-style-type: none"> • 1 space for ADUs >1000 sf • 2 spaces for ADUs > 2000 sf • No parking within ½ mile of frequent transit



Staff Recommended Parking

- HB 1337 caps required ADU parking based on lot area:
 - Max. 1 space if lot is < 6,000 sq. ft.
 - Max. 2 spaces if lot is > 6,000 sq. ft.

ADU Location/Size	Planning Commission Recommendation	Staff Recommendation
<ul style="list-style-type: none">• ADU within ½ mile of frequent transit <u>and/or</u> < 1,000 sq. ft.	<ul style="list-style-type: none">• No parking required	<ul style="list-style-type: none">• No parking required
<ul style="list-style-type: none">• ADU larger than 1,000 sq. ft.	<ul style="list-style-type: none">• 1 space	<ul style="list-style-type: none">• 1 space
<ul style="list-style-type: none">• ADU larger than 2,000 sq. ft.	<ul style="list-style-type: none">• 2 spaces	<ul style="list-style-type: none">• 1 space if on lot < 6,000 sq. ft.• 2 spaces if on lot > 6,000 sq. ft.



Proposed LUCA Overview

Requirement	Proposed Change
Owner Occupancy	No requirement
Separate Ownership	Remove prohibition
Size Limits	1200 sf <u>or</u> 40% of home (whichever larger)
Design Controls	Remove second entry door prohibition
Permit Process	No Land Use process – only construction permit(s) and inspection(s)
Parking	<i>Required based on:</i> <ul style="list-style-type: none"> • ADU Size (PC Rec.) <u>and</u> Lot Size (Staff Rec.)



Planning Commission Review

- Study Session 1 held on March 22
- Public Hearing held on May 10
- Recommend adoption of LUCA



Public Engagement

Process IV Requirements

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

Direct Engagement

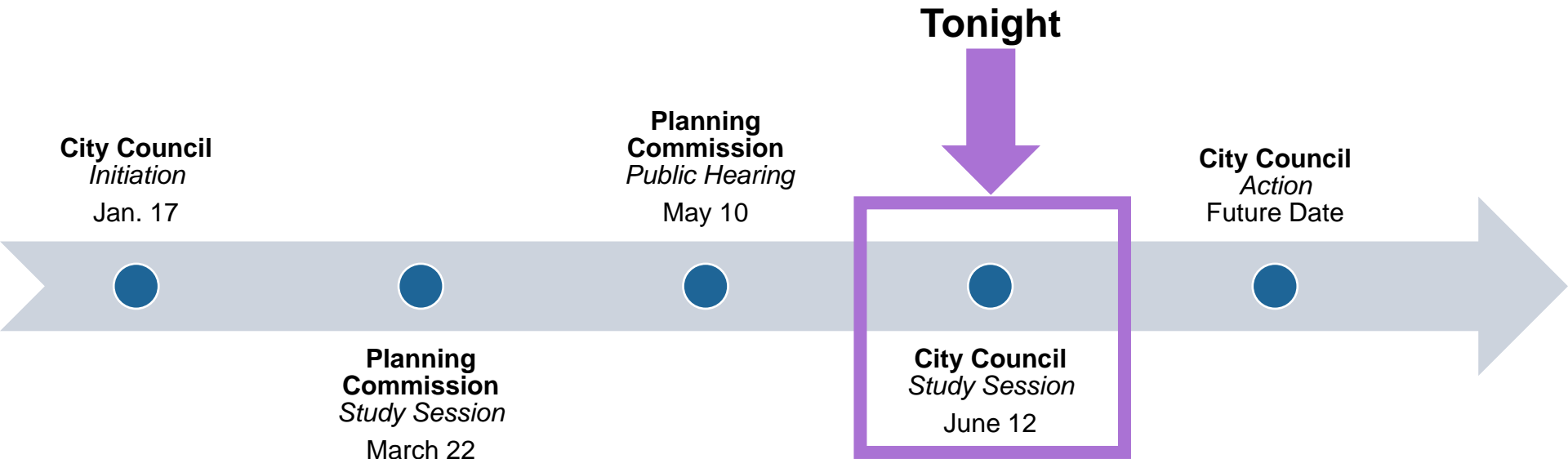
- Virtual community meeting
- Meetings with
 - ADU builders
 - City review staff
- Comprehensive Plan Update feedback

Online Presence & Publications

- City webpage
- Notice of community meeting
- FAQs
- *Neighborhood News* article (March 2023)



LUCA Schedule



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