



City of Bellevue

Reduced Minimum Parking Interim Official Control

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Direction Needed from Council

Recommend adoption of Interim Official Control Ordinance

AGENDA



Objectives of the IOC



Components of the Proposed IOC



Effect of the IOC



Direction Needed from Council

Objectives of the IOC

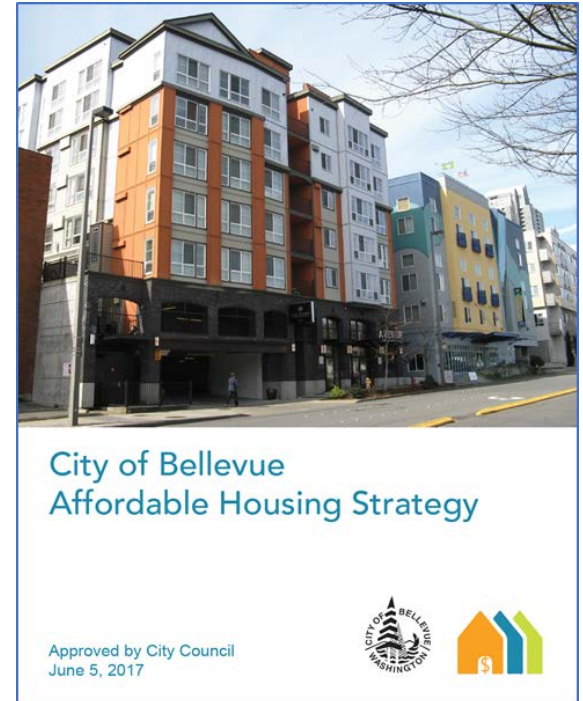
The proposed IOC will:

- Implement recommendations from the 2017 Affordable Housing Strategy (AHS)
- Respond to the housing affordability and availability crisis in Bellevue due to COVID-19 emergency
- Timely conform the LUC to SHB 2343—new provisions in RCW 36.70A.620 will become effective June 11

2017 AHS

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

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



The Ordinance also aligns with Comprehensive Plan and Transportation Master Plan (TMP)

State Legislation

- SHB 2343 adopted to address Urban Housing Supply, amended RCW 36.70A.620, effective June 11, 2020
- Sets a cap (ceiling) for minimum parking requirements that cities may impose for certain housing units

| Residential Use | Caps on Parking Minimums | Frequent Transit Service |
|---|---|--|
| Affordable Housing | 1 space per bedroom; or 0.75 space per unit | 4 times per hour for 12 hours a day |
| Market-Rate Multifamily | 1 space per bedroom; or 0.75 space per unit | 4 times per hour for 12 hours a day |
| Housing for Seniors and People with Disabilities | 0 for residents <i>parking only for employees and visitors</i> | 4 times per hour for 12 hours a day |

Components of the Proposed IOC

If the housing unit is:

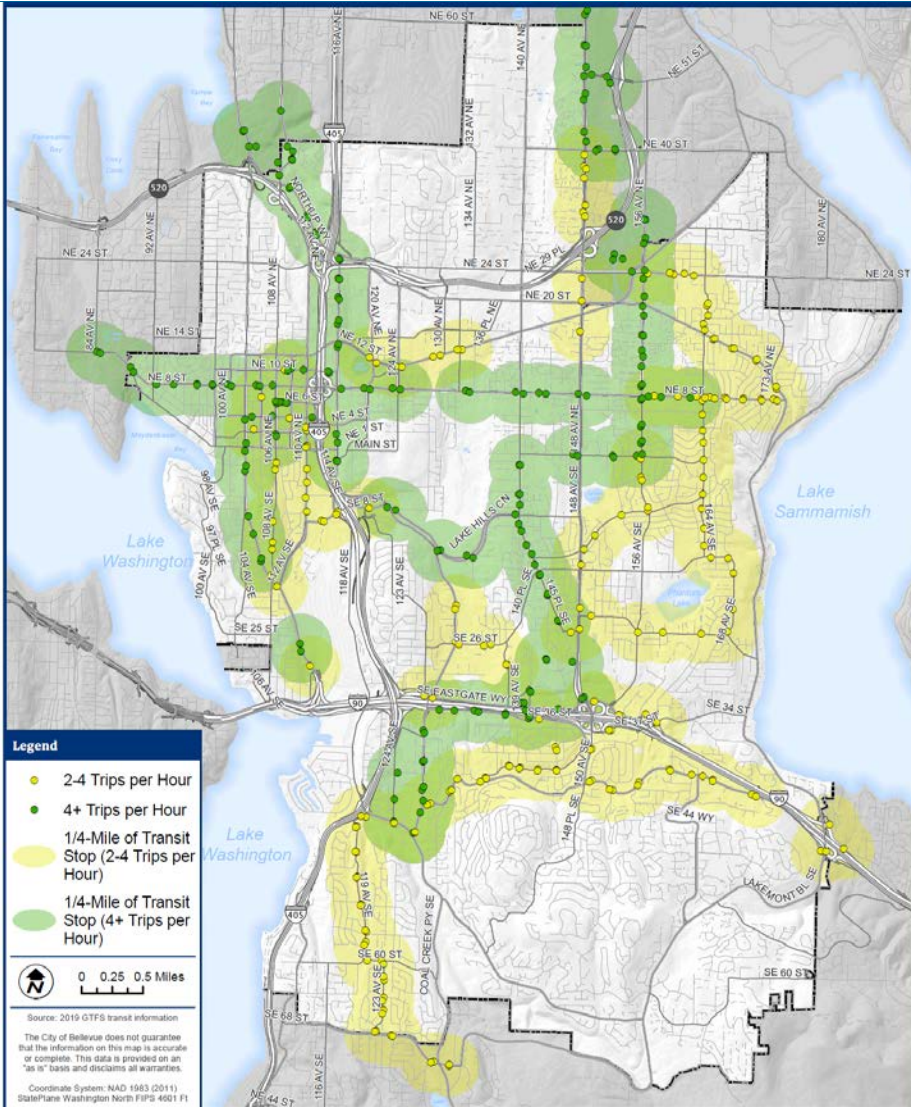
- within ¼ mile of a transit stop with frequent service

Then the following applies:

| Residential Use | Proposed Parking Minimums |
|--|---|
| Affordable Housing and Market-Rate Multifamily | |
| | studio 0.75 per unit |
| | 1+ bedroom 0.75 per unit |
| Housing for Seniors and People with Disabilities | residents 0 per unit <i>Existing parking standards only for employees and visitors</i> |

| Caps on Parking Minimums | |
|--|--|
| <i>1 space per bedroom; or 0.75 space per unit</i> | |
| studio | 0.75 per unit |
| 1 bedroom | 1 per unit |
| 2 bedroom | 2 per unit |
| 3 bedroom | 3 per unit |
| residents | 0 per unit <i>Parking only for employees and visitors</i> |

Potentially Eligible Locations



- eligible for affordable housing only
- eligible for affordable housing, market-rate multifamily housing and housing for seniors and people with disabilities

- Map will be updated annually
- Applicants will provide documentation to confirm eligibility

Additional Components

- An applicant may still choose to provide additional parking beyond the minimum standards
- The IOC does not affect minimum parking standards already lower than proposed changes
- Vesting to the IOC for complete land use applications submitted or under review during the duration of the IOC to provide certainty for projects in the planning stages

Basis for Recommendations

- Adjusting to demonstrated needs of proposed and built projects
- Alignment with more recently adopted standards in similar transit oriented districts

| LU Districts | Affordable Housing | Market Rate Multifamily Housing |
|---|--|--|
| All LU Districts - General | studio, 1 bedroom 1.2: unit 2 bedroom 1.6: unit 3+ bedroom 1.8: unit | studio, 1 bedroom 1.2: unit 2 bedroom 1.6: unit 3+ bedroom 1.8: unit |
| Downtown - General | | |
| DT-O-1, DT-O-2 | all units 0: unit | all units 0: unit |
| DT- R, DT-MU, DT-OB, DT-OLB (amenity incentive) | studio < 60% AMI 0.25: unit all others 1: unit studio, 1 bedroom 0.5: unit | all units 1: unit |
| BelRed | | |
| BR-MO-1, BR-OR-1, BR-OR-2, BR-RC-1, BR-RC-2, BR-RC-3 | studio, 1 bedroom < 60% AMI 0.25: unit all units 0.75: unit | all units 0.75: unit |
| BR-MO, BR-OR, BR-RC, BR-CR, BR-GC, BR-R, BR-ORT | studio, 1 bedroom < 60% AMI 0.25: unit all units 1: unit | all units 1: unit |
| Eastgate (EG)-TOD | studio, 1 bedroom < 60% AMI 0.25: unit all units 0.75: unit | all units 0.75: unit |

Effects of the IOC

If the IOC is adopted:

- the ordinance becomes effective in five days
- a public hearing is required within 60 days after adoption
- permanent ordinance within six months or a new IOC (with another public hearing) is required

Next Steps:

- engage stakeholders and the community
- prepare related studies as needed
- develop permanent regulations

Public Engagement

Three modes of outreach are proposed:

- Process IV Requirements - noticing and public hearing
- Direct Engagement and Feedback - dialogue with stakeholders through direct contact and discussions
- Online Presence - create web page, a LUCA mailbox, public information regarding LUCA progression



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