



City of Bellevue

Public Hearing for Reduced Minimum Parking Interim Official Control

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Direction Needed from Council

Hold the Public Hearing on Ordinance No. 6513 and following the Public Hearing, direct the Planning Commission to process the permanent LUCA

AGENDA



Process for Interim Official Control



Ordinance No. 6513



Upcoming Steps



Public Hearing

Process for Interim Official Control

- Council adopted Ordinance No. 6513 on May 18
- The Ordinance imposed an Interim Official Control (IOC) under the GMA, and would be effective for six months
- Council directed staff to develop permanent LUCA
- Notice and a Public Hearing are not necessary prior to enacting the IOC
- Public Hearing is required within 60 days of adoption

Components of the IOC Ordinance

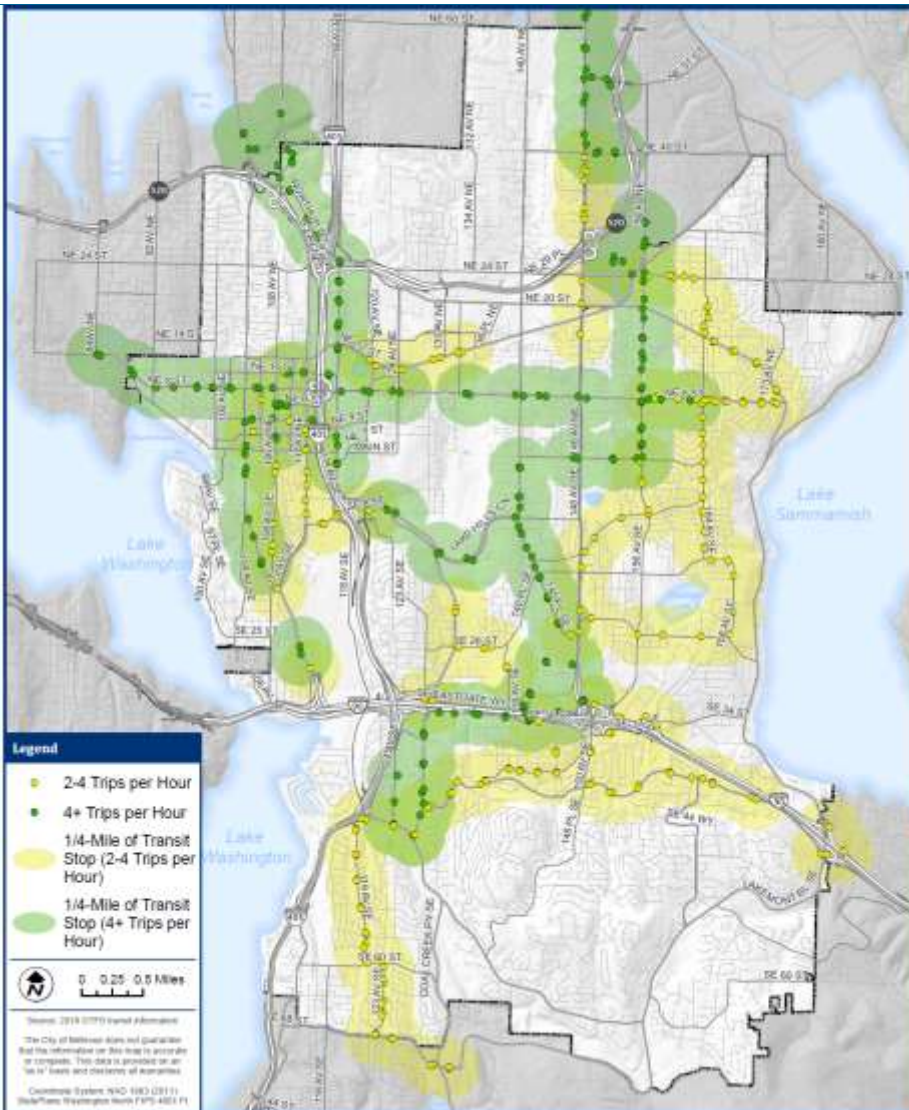
If the housing unit is:


- within ¼ mile of a transit stop with frequent service

Then the following applies:

Residential Use	Proposed Parking Minimums
Affordable Housing (2 times per hour for 12 hours a day)	studio 0.75 per unit
Market-Rate Multifamily (4 times per hour for 12 hours a day)	1+ bedroom 0.75 per unit
Housing for Seniors and People with Disabilities (4 times per hour for 12 hours a day)	residents 0 per unit <i>Existing parking standards 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

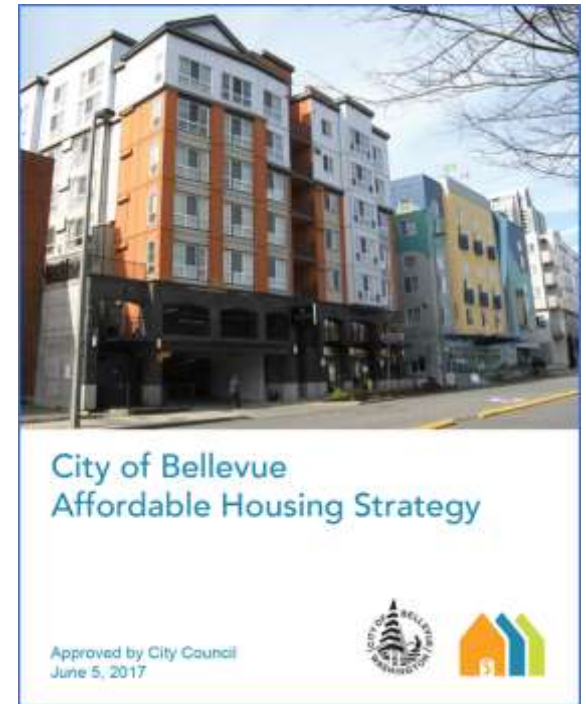
- An applicant may still choose to provide additional parking beyond the minimum standards
- The IOC does not affect minimum parking standards already lower
- Vesting to the IOC for complete land use applications submitted or under review during the duration of the IOC to provide certainty for projects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

Policy Basis for Ordinance

Responding to:

- The Affordable Housing Strategy (AHS) adopted in 2017 (Strategy B-1 and Strategy C-5)
- The COVID-19 emergency

Conforming the LUC minimum parking standards to RCW 36.70A.620 by the June 11 required effective date



Basis for IOC Components

- 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

Upcoming Steps

- Hold the Public Hearing
- Direct Planning Commission to process the LUCA
- Commence substantive staff work to develop the LUCA including:
 - engage stakeholders and the community
 - reviewing and researching related studies
 - draft permanent regulations



Direction Needed from Council

Hold the Public Hearing on Ordinance No. 6513 and following the Public Hearing, direct the Planning Commission to process the permanent LUCA

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Public Hearing