



City of Bellevue


Reduced Minimum Parking Interim Official Control

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Development Services Department

June 30, 2020

AGENDA

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- Objectives of the IOC
 - Components of the IOC
 - Effects of the IOC
 - Next Steps
 - Direction Needed from Council

Objectives of the IOC

The proposed IOC will:

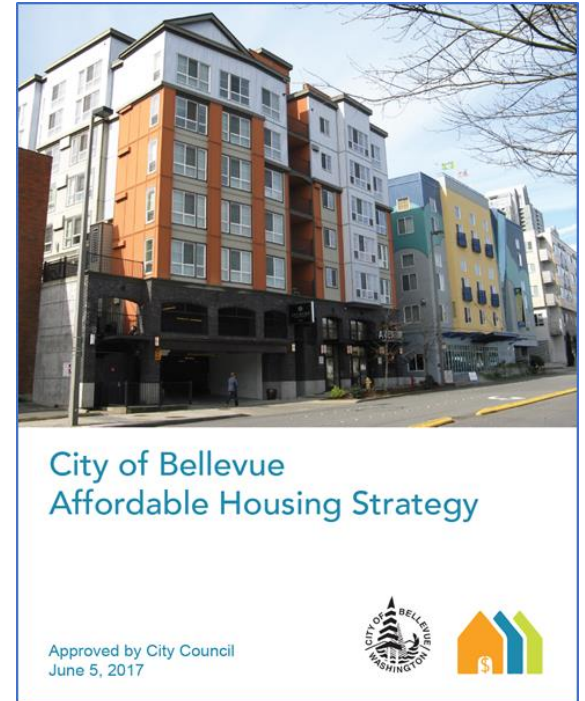
- Implement recommendations from the 2017 Affordable Housing Strategy (AHS)
- Respond to the housing affordability and availability crisis in Bellevue due to COVID-19 emergency
- Timely conform the LUC to SHB 2343—new provisions in RCW 36.70A.620 will become effective June 11, 2020

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)

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	2 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:

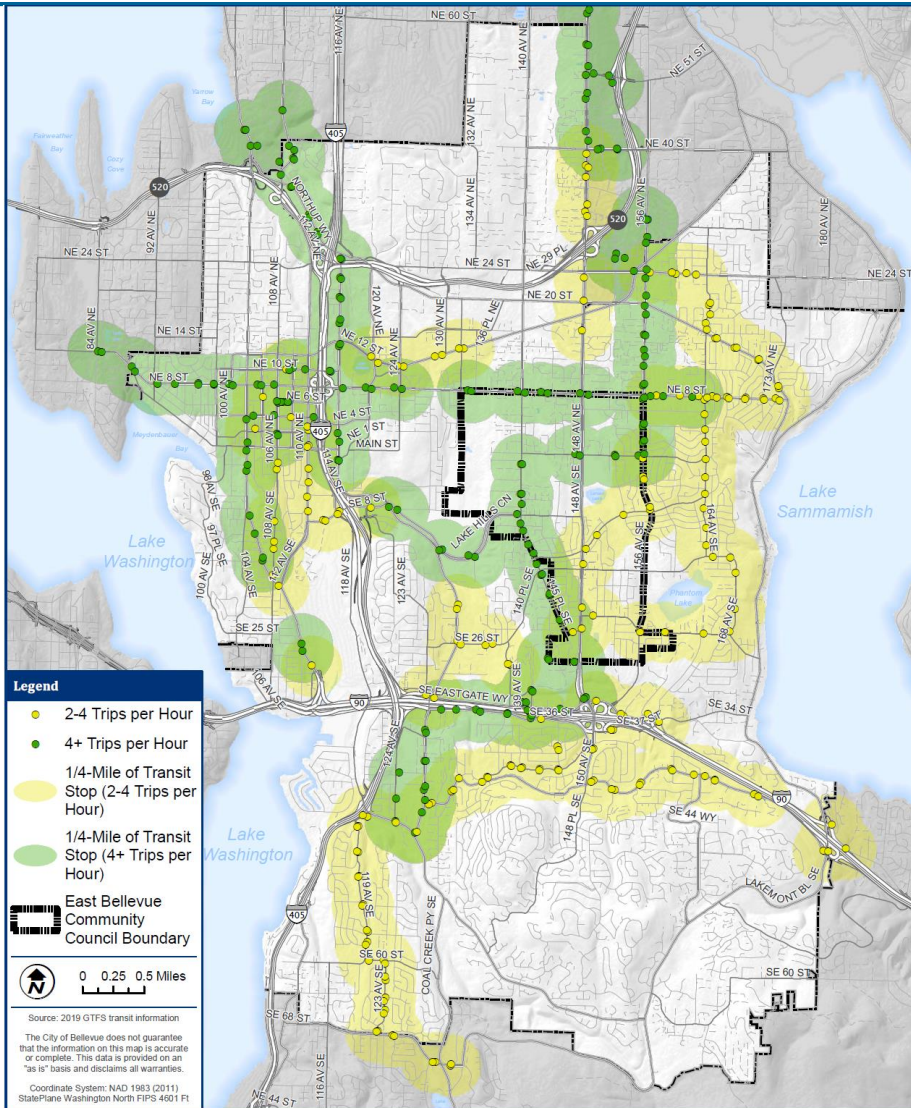
- within ¼ mile of a transit stop with frequent service

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; <u>or</u> 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

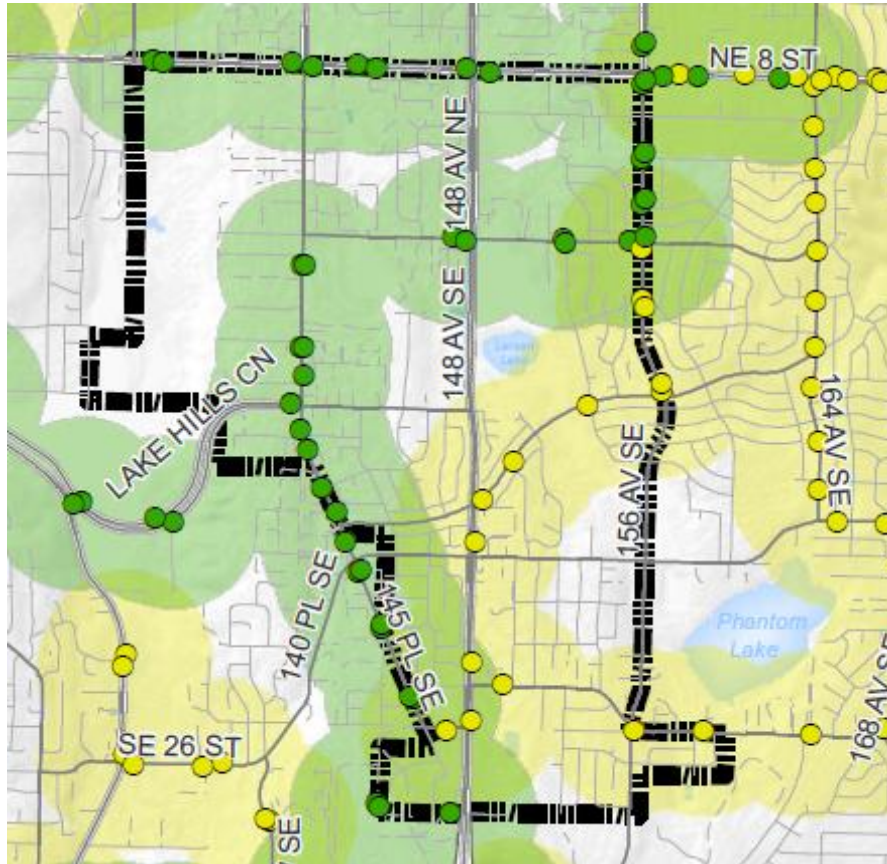


- eligible for affordable housing only
- eligible for affordable housing, market-rate multifamily housing and housing for seniors and people with disabilities



East Bellevue Community Council boundary

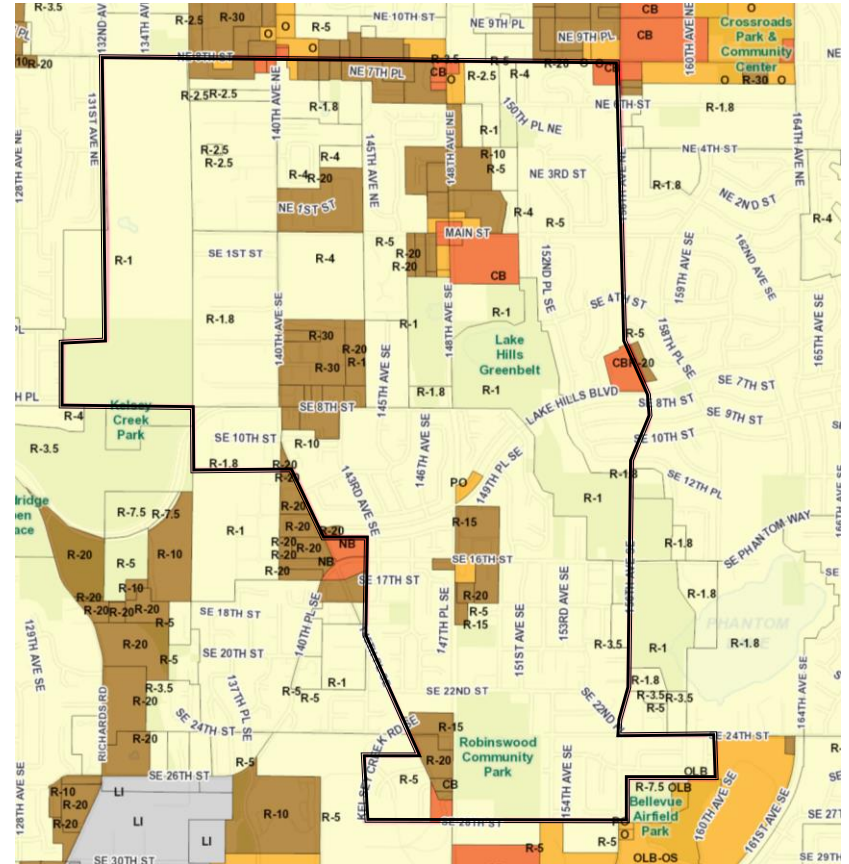
- Map will be updated annually
- Applicants will provide documentation to confirm eligibility



EBCC boundary

Affordable Housing Only

All Eligible Housing



Zoning



Single Family



Multi-Family



Office



Commercial

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 standards in similar transit oriented districts

Existing Minimum Parking Standards

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	
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

After City Council Adoption of IOC (May 28):

- the ordinance became effective, outside of EBCC, after 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- 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

Next Steps- Anticipated Schedule

Council Public Hearing on IOC	July 6
Planning Commission	August and September
City Council Study Session	September
EBCC Courtesy Public Hearing	October
City Council Action (Adoption)	October
EBCC Public Hearing and Action	November



Direction Needed from EBCC

Recommend approval of Resolution No. 576 approving City Council Ordinance No. 6513.