



City of Bellevue

Public Hearing to Extend Reduced Minimum Parking Interim Official Control

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Development Services Department

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Direction Needed from Council

Hold the Public Hearing and following the Public Hearing, adopt the Ordinance to extend the Interim Official Control

AGENDA



Process for Interim Official Control



Ordinance No. 6513



Status and Upcoming Steps



Recommended Action



Public Hearing

IOC Process

- Council adopted the IOC setting reduced residential parking minimums by Ordinance No. 6513 on May 18
- Under the GMA, the IOC is effective for six months
- The IOC may be renewed for additional six-month periods, if a Public Hearing is held
- The Public Hearing tonight satisfies GMA requirements for extending the IOC for an additional six months

IOC under Ordinance No. 6513

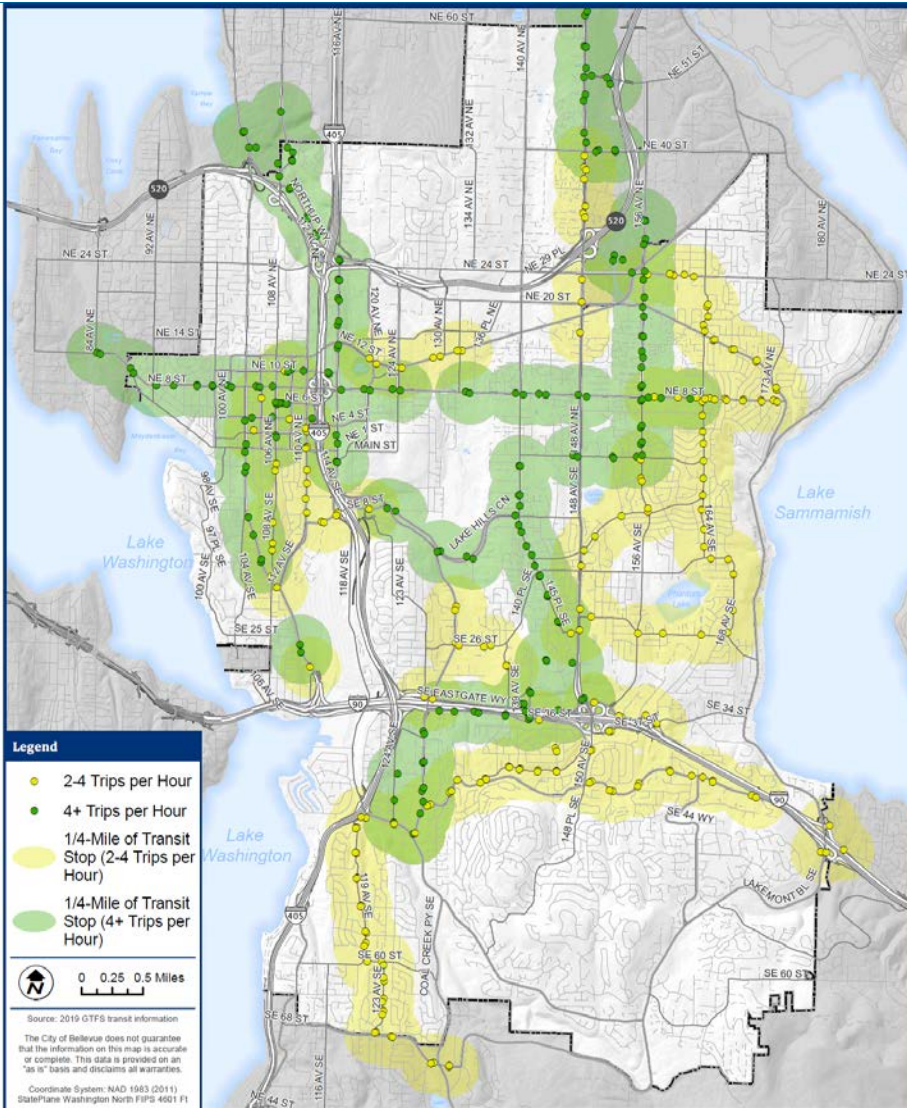
If the housing unit is:

- within ¼ mile of a transit stop with frequent service

Then the following applies:

Residential Use	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



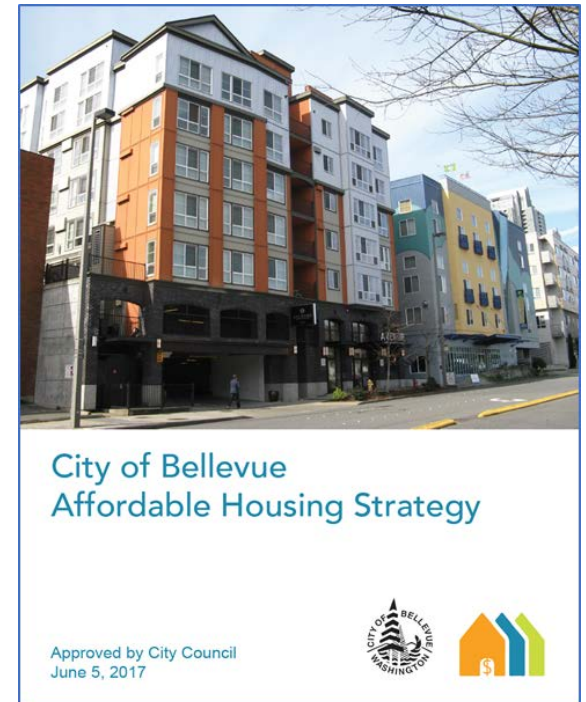
-  eligible for affordable housing only
 -  eligible for affordable housing, market-rate multifamily housing and housing for seniors and people with disabilities
- Map will be updated annually
 - Applicants will provide documentation to confirm eligibility

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



Inputs and Outcomes

- Vesting provisions are providing certainty of the reduced parking minimums for current projects
- Developers, applicants and community on the IOC and LUCA continue to be interested and engaged
- Public comments confirm Council's previous direction to study:
 1. Streamlining/earlier decisions for parking reduction requests
 2. Appropriate radius (1/4 mile – 1/2 mile) from frequent transit service
 3. Downtown visitor parking requirements
 4. Incentives to encourage affordable housing

Upcoming Steps

- Council to hold the Public Hearing
- Council to consider approving an extension of the IOC
- If Council approves the extension, the EBCC will hold a Public Hearing and approve/disapprove the extension on December 1
- Staff continues to work to develop the permanent LUCA
- LUCA will be processed by the Planning Commission, with **first study session anticipated in January 2021**



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