



# MEMORANDUM

DATE: December 1, 2020

TO: Chair Hummer and Members of the East Bellevue Community Council

FROM: Trisna Tanus, Consulting Attorney  
Kristina Gallant, Senior Planner  
*Development Services Department*

SUBJECT: Public Hearing – Ordinance No. 6541

## I. Introduction

On December 1, the East Bellevue Community Council (EBCC) will hold a public hearing and take action on Ordinance No. 6541 extending an Interim Official Control (IOC) adopted by Ordinance No. 6513, which set reduced minimum parking standards in the Land Use Code for certain housing developments located near frequent transit service. The City Council adopted Ordinance No. 6541 on October 26. A copy of the Ordinance is provided as Attachment A.

## II. Discussion

### A. Interim Regulations

On May 18, the City Council adopted Ordinance No. 6513 (Attachment B) imposing an Interim Official Control setting reduced minimum parking standards for certain housing developments located near frequent transit service and directed the development of a permanent Land Use Code Amendment (LUCA). On June 30, the EBCC held a public hearing and voted to approve Ordinance No. 6513. The agenda memo from this hearing (Attachment C) provides additional background information on the Ordinance.

Prior to the Interim Official Control, the LUC provided for varying minimum parking requirements per the subject Land Use District in which the housing development was located. The prior LUC requirements did not consider the subject site's proximity to frequent transit service. The Interim Official Control reduced minimum parking standards for certain housing developments located near frequent transit service.

Frequent transit service in the Interim Official Control is defined consistent with RCW 36.70A.620, or "within one-quarter of a mile of a transit stop that provides service at least two times per hour for 12 or more hours per day for affordable housing units; and at least four times per hour for 12 or more hours per day for market rate multifamily housing units and housing units for seniors or people with disabilities." A map of areas meeting this frequent transit service, with the EBCC jurisdictional area delineated, is shown in Attachment D.

The reduced parking standards included in the Interim Official Control are the same as those currently in place within the City for transit-oriented Land Use Districts such as Eastgate and BelRed, as follows:

- 0.75 parking space per unit for affordable housing and market rate multifamily housing;
- parking for employees and guests only at housing for seniors and people with disabilities; or
- any minimum parking standards below the above.

#### **B. Process Requirements for an Interim Official Control**

As noted earlier, the City Council adopted Ordinance No. 6513 on May 18, and the EBCC held approved the Ordinance within its jurisdiction on June 30. Under the terms of RCW 36.70A.390, the Interim Official Control would remain in effect for a period of six months and expire on November 18. The Interim Official Control may be renewed for additional six-month periods, but only if the City holds a subsequent public hearing and makes findings of fact prior to each renewal.

The City Council, after holding a public hearing on October 26 and considering public comment and testimony, adopted Ordinance No. 6542 to extend the Interim Official Control for an additional six-month period, or to May 18, 2021. On December 1, the EBCC will hold a public hearing and be asked to approve this extension Ordinance. During this extension period, the City will work to draft, consider and hold necessary hearings in order to adopt permanent reduced minimum parking standards in the LUC.

#### **C. EBCC Jurisdiction**

The EBCC jurisdictional area contains primarily residential Land Use Districts. As shown in the frequent transit service map in Attachment D, there are various sites within the EBCC jurisdiction that may accommodate housing development and be eligible to take advantage of these reduced required minimum parking.

### **III. Comprehensive Plan**

LUC 20.30J.135 establishes the decision criteria for an application to amend the text of the Land Use Code. Those criteria, and the relationship of these proposed amendment to them, are discussed in Section III of Attachment C.

### **IV. Action requested of the EBCC**

Following the public hearing and review of Ordinance No. 6541, the EBCC is requested to adopt Resolution No. 581 approving Ordinance No. 6541.

Staff will be present at the December 1 public hearing to answer any questions you may have. If there are questions before this meeting, please contact Kristina Gallant, 452-6196 or at [kgallant@bellevuewa.gov](mailto:kgallant@bellevuewa.gov).

#### **ATTACHMENTS:**

- A. Ordinance No. 6541

- B. Ordinance No. 6513
- C. Memo to the EBCC on Ordinance No. 6513, dated June 30, 2020
- D. Frequent Transit Service Map