



City of Bellevue

EBCC Public Hearing Reduced Minimum Parking IOC Extension

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December 1, 2020



Direction Needed from the EBCC

Recommend approval of Resolution No. 581 approving City Council Ordinance No. 6541.

AGENDA



- Interim Regulations



- IOC Process



- Status and Upcoming Steps



- Direction Needed from the EBCC

Interim Regulations

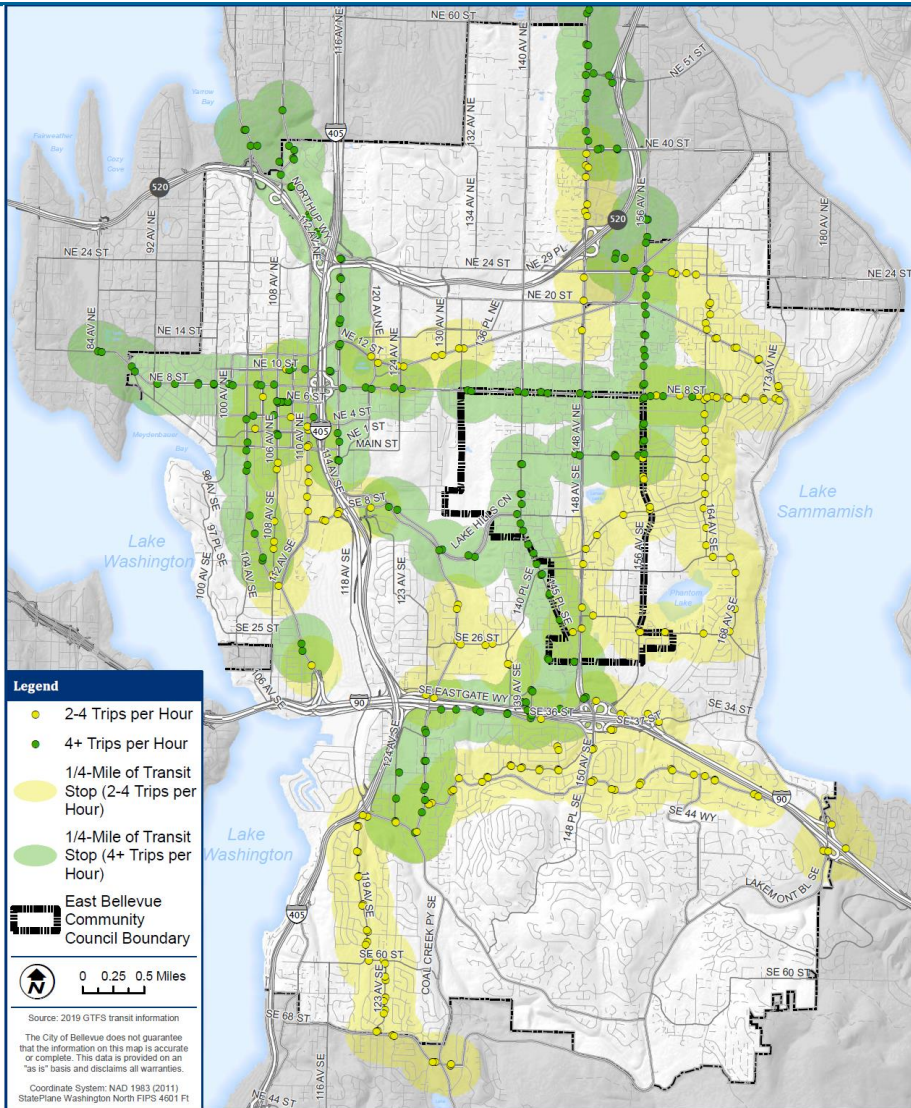
If the housing unit is:

- within $\frac{1}{4}$ 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) Market-Rate Multifamily (4 times per hour for 12 hours a day)	Studio	0.75 spaces/unit
	1+ Bedroom	0.75 spaces/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 apply for employees and visitors only</i>

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



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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

IOC Process

- The City Council adopted the IOC with Ordinance No. 6513 on May 18
- The EBCC held a Public Hearing and approved the IOC Ordinance on June 30
- 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 City Council held a Public Hearing on October 26 and adopted Ordinance No. 6541 extending the IOC for an additional six months

Next Steps

City Council has directed staff to study the following components for the permanent code:

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. Parking-specific incentives to encourage affordable housing

Public Engagement

Three modes of outreach are under way:

- Process IV Requirements - noticing and public hearing
- Direct Engagement and Feedback - dialogue with stakeholders through direct contact and discussions
- Online Presence – project web page to be updated continuously

Anticipated Schedule

Planning Commission	January and February
City Council Study Session	April
EBCC Courtesy Public Hearing	April
City Council Action (Adoption)	April
EBCC Public Hearing and Action	May



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