



Reduced Minimum Residential Parking Land Use Code Amendment

Bellevue Planning Commission

January 13, 2021

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Development Services Department



Planning Commission Direction

Approve Topics 1 and 2; and

Direct staff to finalize the components in Topics 1 and 2 for inclusion in the proposed LUCA



Agenda

- Objectives of the proposed LUCA
- Components of the proposed LUCA (Topics 1 and 2)
- Public Engagement
- LUCA Process
- Planning Commission Direction



Objectives

The proposed LUCA will:

- Conform with new provisions of RCW 36.70A.620
- Support recommendations from the 2017 Affordable Housing Strategy (AHS) and Transit Master Plan

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)



City of Bellevue
Affordable Housing Strategy

Approved by City Council
June 5, 2017





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

Housing Type and Transit Access	Parking Minimums	
Affordable Housing (Up to 50% County AMI) (2 times per hour for 12 hours a day)	Studio	0.75 spaces/unit
Market-Rate Multifamily (4 times per hour for 12 hours a day)	1+ Bedroom	1 space/bedroom
Housing for Seniors and People with Disabilities (4 times per hour for 12 hours a day)	Residents	0 per unit
		<i>No restriction on parking for employees and visitors</i>

Interim Regulations

- Current IOC established temporary regulations to align with State timeline
 - Adopted May 18, 2020 and extended for six months on October 26, 2020
- Selected minimums consistent with BelRed and Eastgate TOD

Housing Type and Transit Access	Parking Minimums	
Affordable Housing (Up to 80% County AMI) (2 times per hour for 12 hours a day)	Studio	0.75 spaces/unit
Market-Rate Multifamily (4 times per hour for 12 hours a day)	1+ Bedroom	0.75 space/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 for employees and visitors apply</i>



Previous Council Direction

When the IOC was adopted, Council directed staff to analyze four additional topics for the permanent code amendment:

- Determining appropriate radius (1/4 mile – 1/2 mile) from frequent transit service (*for today's discussion*)
- Revisiting downtown residential visitor parking requirements
- Improving certainty within the parking departure process
- Parking-specific incentives to encourage affordable housing

Proposed LUCA – Topic 1

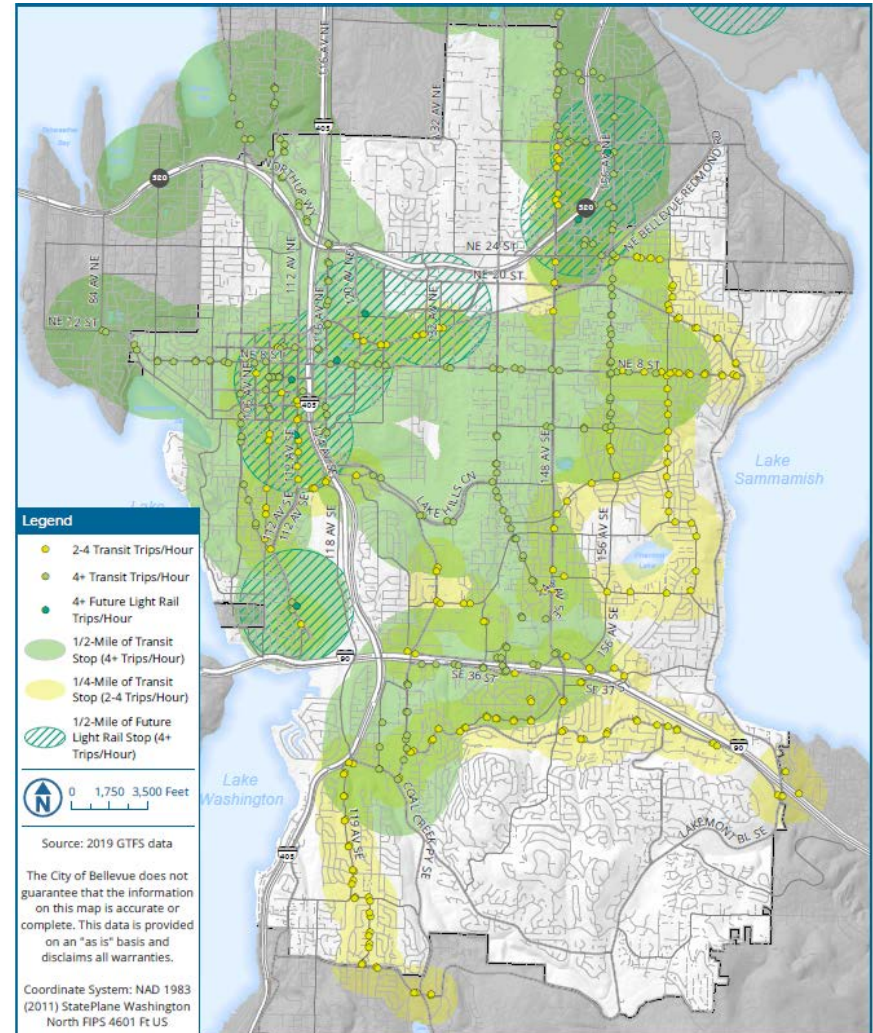
FTS Criteria

Stops with service 2+ times/hour:

- Only affordable housing is eligible
- ¼ mile radius applies

Stops with service 4+ times/hour:

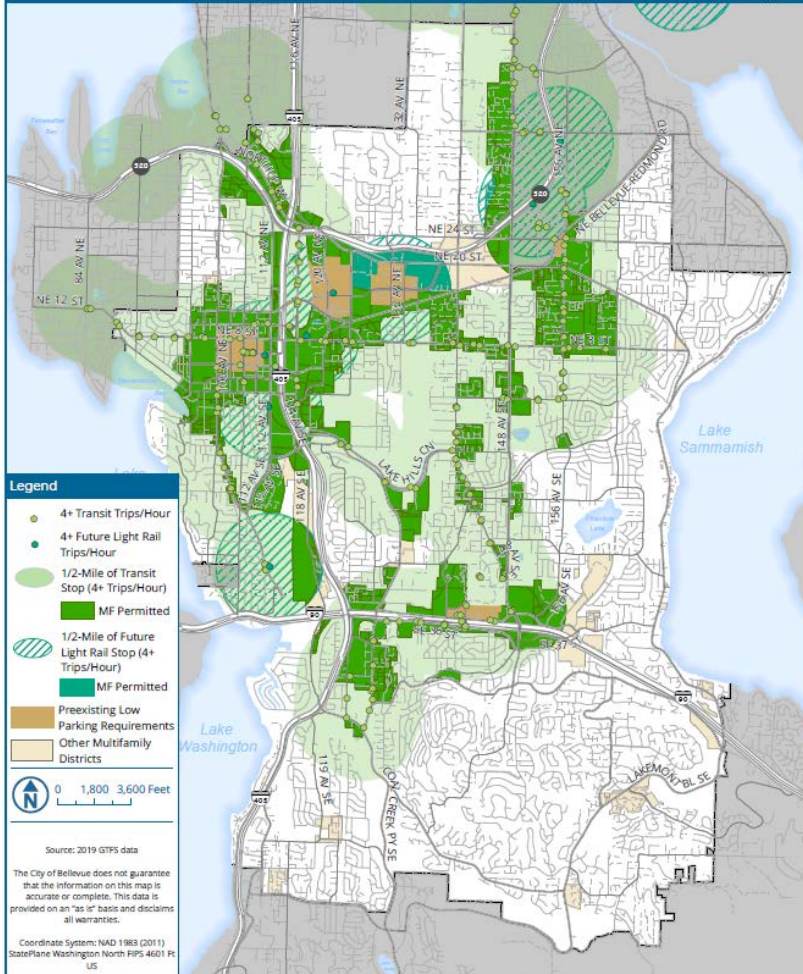
- Market rate multifamily and affordable housing units are eligible
- ½ mile radius applies
- Future light rail or bus rapid transit stops opening within two years are included



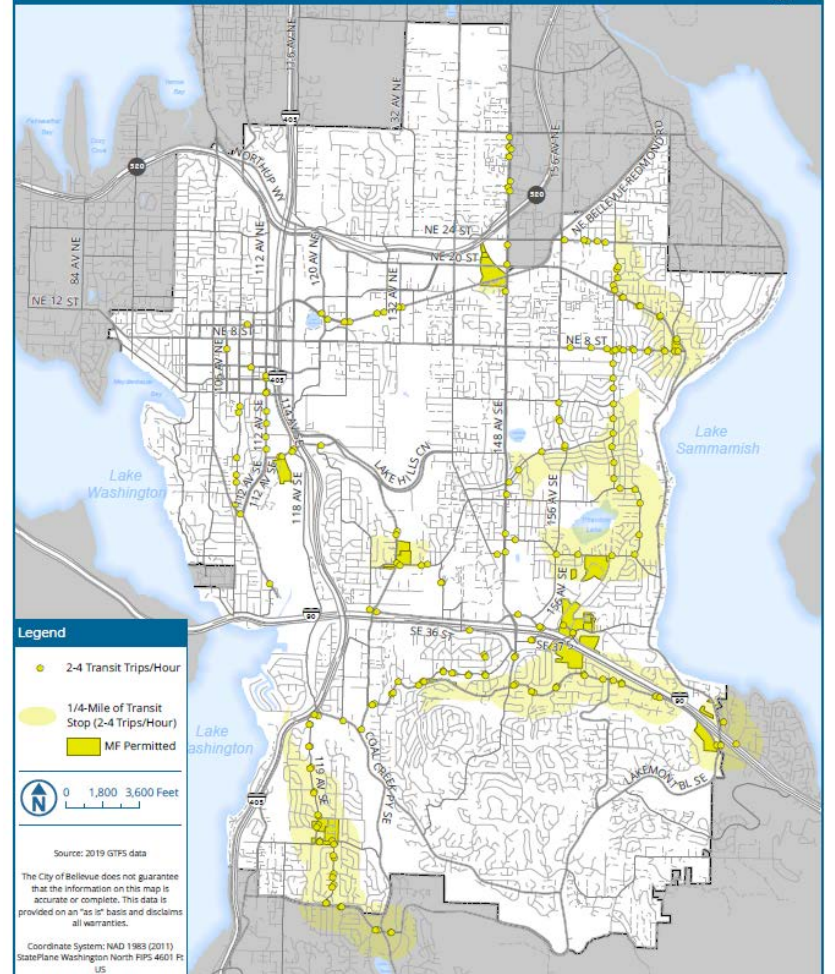
FTS Eligibility



Reduced Minimum Parking Eligibility Multifamily Zoning Districts in Frequent Transit Service Areas (4+ Stops/Hour)



Reduced Minimum Parking Eligibility Affordable Housing Only (2-4 Stops/Hour, No Other Service)





Additional Provisions

- Eligibility based on scheduled service at complete Building Permit application or land use approval
- Any established lower minimums still apply
- Director may determine transit service is not eligible if pedestrians must walk more than one-half mile to any qualifying transit stop

Proposed LUCA – Topic 2

Parking Ratio

- Implements IOC ratios
- Additional incentives for affordable housing to be discussed in second study session

Housing Type and Transit Access	Parking Minimums	
Affordable Housing (Up to 80% County AMI) Market-Rate Multifamily	All Units	0.75 spaces/unit
Housing for Seniors and People with Disabilities	Residents	0 per unit <i>Existing parking standards for employees and visitors apply</i>



Additional Topics for SS 2

Study Session 2:

- Topic Area 3. Parking departures process
- Topic Area 4. Downtown visitor parking
- Topic Area 5. Affordable housing incentives
- Topic Area 6. ADU parking



Public Engagement

Three modes of outreach:

- Process IV Requirements – noticing and public hearing
- Direct Engagement and Feedback – Dialogue with the Master Builders Association, developers, affordable housing providers, and other stakeholders
- Online Presence – webpage launched during the week of December 2, and includes public information regarding the proposed LUCA, key dates, and contact information for public comment



LUCA Process

January 13 Study Session: PC is introduced and reviews proposed LUCA Topics 1 and 2

January 27 Study Session: PC reviews proposed LUCA Topics 3 – 6

February 24: PC Public Hearing and Recommendation

April 5 (tentative): Council Study Session (PC Recommendation)

April 6 (tentative): EBCC Courtesy Public Hearing

April 26 (tentative): City Council Action

May 4 (tentative): EBCC Public Hearing and Approval/Disapproval

May 18: Interim Official Control Expires



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