



MEMORANDUM

DATE: April 6, 2021

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

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

SUBJECT: Courtesy Hearing – Reduced Minimum Residential Parking Land Use Code Amendment

I. Introduction

On April 6, the East Bellevue Community Council (EBCC) will hold a courtesy hearing on a Land Use Code Amendment (LUCA) to amend Land Use Code (LUC) chapters 20.20, 20.25A, 20.25D, 20.25P and 20.50 to establish reduced minimum parking standards for certain housing developments located near frequent transit service. This LUCA is related to the City's Affordable Housing Strategy, specifically advancing Actions C-5 and D-1, and conforms the LUC with state statutes. File No. 20-110291-AD.

II. Discussion

A. Purpose of the Recommended LUCA

The recommended LUCA will amend chapters 20.20, 20.25A, 20.25D, 20.25P and 20.50 LUC to establish reduced minimum parking standards for certain housing developments located near frequent transit service. A strike-draft of the recommended LUCA is provided as Attachment A.

This LUCA is in response to RCW 36.70A.620, RCW 36.70A.698, the City's 2017 Affordable Housing Strategy (AHS), and the City's 2014 Transit Master Plan. RCW 36.70A.620 limited minimum parking requirements cities can impose on certain residential developments with frequent transit service, including affordable housing, market rate multifamily housing, and housing for seniors and people with disabilities. RCW 36.70A.698 limited minimum parking requirements cities can impose on new accessory dwelling units with frequent transit service.

The cost to build parking is a significant cost driver in residential development. This cost impacts rent and home sale price levels. The recommended LUCA supports the City's goal to reduce the cost of building housing generally, including affordable housing (AHS, C-5). With its focus on areas with frequent transit service, the LUCA also supports the City's goal to use development regulations in Bellevue's activity centers to support transit use (Transit Master Plan Strategy 7). In addition, the proposed LUCA supports the City's goal to revise codes to reduce costs and process time for building multifamily housing (AHS, D-1).

B. Code Amendment Review Process

The Planning Commission was introduced to the LUCA at the January 13 Study Session. At the January 27 Study Session, after discussion, the Planning Commission directed staff to prepare and schedule the LUCA for Public Hearing.

A public hearing before the Planning Commission occurred on February 24, and the Planning Commission decided to recommend adoption of the LUCA without modification. Staff introduced the recommended LUCA to the City Council on April 5, with final action to occur at a future meeting. The EBCC is now being asked to hold a courtesy hearing. Notice of the courtesy hearing before the EBCC was provided in the Weekly Permit Bulletin on March 25 and the Seattle Times on March 29.

II. Proposed Land Use Code Amendment

The LUCA analysis as well as the comprehensive plan analysis is included in the LUCA Staff Report, Attachment B.

IV. Action requested of the EBCC

The EBCC is requested to hold the courtesy hearing on the LUCA. Following the courtesy hearing, staff anticipates returning at a future meeting for the public hearing and approval/disapproval of the LUCA.

Staff will be present at the April 6 courtesy hearing to answer any questions the EBCC may have. If there are questions in advance of this meeting, please contact Kristina Gallant, 452-6196 or at kgallant@bellevuewa.gov.

ATTACHMENTS:

- A. Strike-Draft of LUCA
- B. LUCA Staff Report