



# Bellevue Planning Commission

## A Resolution of the Planning Commission February 24, 2021

### Reduced Minimum Residential Parking Land Use Code Amendment Recommendation

AYE	NAY	ABSENT	
x			Radhika Moolgavkar, Chair
x			Mohammad Malakoutian, Vice-chair
x			Vishal Bhargava
x			Karol Brown
	x		John deVadoss
x			Carolynn Ferris
x			Anne Morisseau
On the motion of: Chair Moolgavkar			
Seconded by: Commissioner Bhargava			
The following resolution was adopted: Reduced Minimum Residential Parking Land Use Code Amendment Recommendation			

WHEREAS, the City adopted the Affordable Housing Strategy (AHS) in 2017, recognizing the housing crisis in the Puget Sound region and the City; and

WHEREAS, AHS Policy C-5 recommends lowering the costs to building affordable housing in order to produce more affordable housing units and deepen the level of affordability with measures such as reduced parking requirements; and

WHEREAS, AHS Policy D-1 recommends revising City codes and processes to reduce costs for building multi-family housing; and

WHEREAS, the City of Bellevue Comprehensive Plan Policies HO-17 and LU-15 encourage housing opportunities throughout the city and support a range of housing choices for different household types and income levels; and

WHEREAS, the City of Bellevue Comprehensive Plan Policies HO-7 and HO-26 encourage the development of affordable housing through incentives and other tools; and

WHEREAS, in March 2020 and in order to increase urban housing supply in the state, the Washington State Legislature enacted SHB 2343, codified as RCW 36.70A.620; and



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WHEREAS, RCW 36.70A.620, which became effective on June 11, 2020, caps the minimum residential parking requirements for specific residential uses that are located within one-quarter mile of a transit stop and receive a minimum amount of transit service per hour that cities like Bellevue can impose; and

WHEREAS, in June 2020 and in order to encourage the creation of accessory dwelling units as a means to address the need for additional affordable housing options, the Washington State Legislature enacted ESSB 6617, codified as RCW 36.70A.698; and

WHEREAS, RCW 36.70A.698 provides that cities like Bellevue, effective July 1, 2021, may not require the provision of off-street parking for accessory dwelling units within one-quarter mile of a major transit stop; and

WHEREAS, the Washington State Legislature, in enacting SHB 2343 and ESSB 6617, recognized that providing parking spaces in an urban setting reduced the affordability of housing units and, potentially, the ability to include more housing units in a residential development; and

WHEREAS, the Washington State Legislature, in enacting SHB 2343 and ESSB 6617, also recognized that access and close proximity of residential units to frequent transit service reduced the number of parking spaces needed for those units; and

WHEREAS, Chapter 3.64.070 Bellevue City Code and Chapter 20.35.410 Land Use Code establishes the powers and duties of the Planning Commission to act in an advisory capacity to the City Council by holding public hearings, advising, and making recommendations to the City Council on land use ordinances and regulations to implement the comprehensive plan; and

WHEREAS, the Planning Commission held study sessions on January 13, 2021 and January 27, 2021, to discuss this Land Use Code amendment to establish lower minimum residential parking requirements for certain developments in areas with frequent transit service; and

WHEREAS, the Environmental Coordinator for the City of Bellevue determined that this text amendment to the Land Use Code will not result in any probable, significant, adverse impact and issued a final threshold determination of non-significance on February 4, 2021; and

WHEREAS, the Planning Commission held a public hearing on February 24, 2021 for the land use code amendment; and

WHEREAS the Planning Commission finds that the proposed amendments meet the decision criteria of LUC 20.30J.135 and are consistent with the Comprehensive Plan, enhance the public safety and welfare, and are not contrary to the best interest of the citizens and property owners of the City of Bellevue; now, therefore,

**THE PLANNING COMMISSION RECOMMENDS TO THE CITY COUNCIL THAT IT ADOPTS THE REDUCED MINIMUM RESIDENTIAL PARKING LAND USE CODE AMENDMENT (20-110291-AD).**



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A large, stylized handwritten signature in black ink, appearing to be "Radhika".

Radhika Moolgavkar, Chair

2/24/2021

Date

A handwritten signature in black ink that reads "Johnson".

Thara Johnson, staff liaison

2/24/2021

Date