

CITY COUNCIL REGULAR SESSION

Ordinance to amend Land Use Code Chapter 20.20 General Development Requirements, Chapter 20.25 Special and Overlay Districts, and Chapter 20.50 Definitions to establish lower minimum residential parking requirements for certain housing developments in areas with frequent transit service; providing for severability; and establishing an effective date.

Mike Brennan, Director, 452-4113
Trisna Tanus, Consulting Attorney, 452-2970
Kristina Gallant, Senior Planner, 452-6196
Development Services Department

EXECUTIVE SUMMARY

On April 5, after discussion in Study Session, Council directed staff to finalize this Ordinance for approval. Consistent with the Planning Commission recommendation, this Ordinance is a Land Use Code Amendment (LUCA) to establish lower minimum parking requirements for certain housing developments near frequent transit service. This LUCA is necessary for conformance with RCW 36.70A.620 and RCW 36.70A.698. This LUCA also advances the City's Affordable Housing Strategy (AHS) Actions C-5 and D-1, which call for reducing the cost of building affordable and multifamily housing.

RECOMMENDATION

Move to adopt Ordinance No. 6575

BACKGROUND & ANALYSIS

Background

This Ordinance will amend chapters 20.20, 20.25A, 20.25D, 20.25P and 20.50 of the Land Use Code (LUC) to establish lower minimum parking requirements for certain housing developments near frequent transit service. A final strike-draft of the recommended LUCA is provided as Attachment A.

On April 5, Council reviewed the Planning Commission recommendation to adopt this LUCA without modification, including the Commission's conclusion that the LUCA complies with the decision criteria in LUC 20.30J.135.

This LUCA responds to two state statutes, RCW 36.70A.620 and RCW 36.70A.698. Specifically, RCW 36.70A.620 limits the minimum parking requirements that the City may impose on certain residential developments with frequent transit service, including affordable housing, market rate multifamily housing, and housing for seniors and people with disabilities. Similarly, RCW 36.70A.698 limits the minimum parking requirements for new accessory dwelling units with frequent transit service.

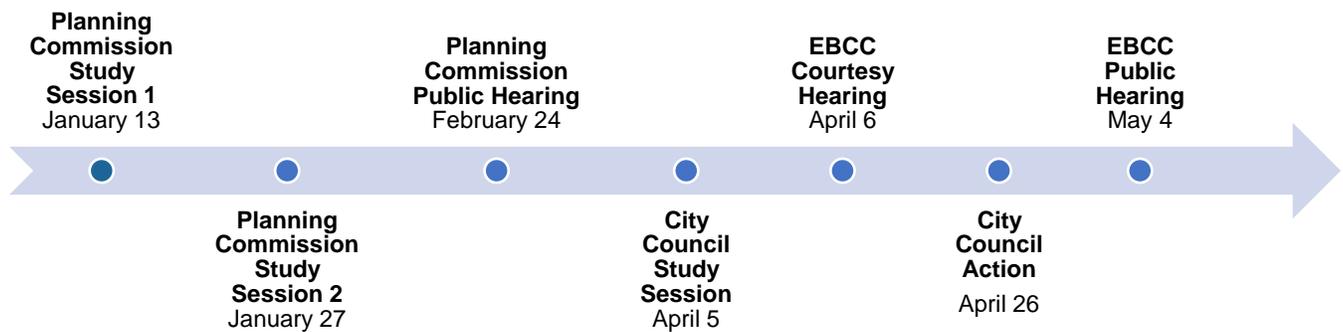
Further, Council has considered how this LUCA will advance the Affordable Housing Strategy (AHS), specifically the goal to reduce the cost of building housing generally, including affordable housing (AHS C-5), and the goal to revise codes to reduce costs and process time for building multifamily housing (AHS D-1). The cost to build parking is a significant cost driver in residential development. This cost

impacts rent and home sale price levels. Thus, reducing the cost of build parking correlates to reducing the overall cost of building housing units.

Following deliberation at the April 5 Study Session, Council directed staff to finalize the Ordinance, as drafted, for approval.

Review Process

The timeline identifies the review process for this LUCA. Council will consider final action on the LUCA at the April 26 meeting.



POLICY & FISCAL IMPACTS

Policy Impact

The proposed LUCA will advance the AHS and ensure consistency with State statutes.

Fiscal Impact

There is no fiscal impact associated with implementing the proposed LUCA.

OPTIONS

1. Adopt the Ordinance to amend Land Use Code Chapter 20.20 General Development Requirements, Chapter 20.25 Special and Overlay Districts, and Chapter 20.50 Definitions to establish lower minimum residential parking requirements for certain housing developments in areas with frequent transit service; providing for severability; and establishing an effective date.
2. Do not adopt the Ordinance and provide alternative direction to staff

ATTACHMENTS & AVAILABLE DOCUMENTS

- A. LUCA Final Strike-Draft
Proposed Ordinance No. 6575

AVAILABLE IN COUNCIL LIBRARY

N/A