



DATE: May 4, 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: Public Hearing – Ordinance No. 6575

## **I. Introduction**

On May 4, the East Bellevue Community Council (EBCC) will hold a public hearing and take action on Ordinance No. 6575 amending 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. The City Council adopted Ordinance No. 6575 on April 26.

## **II. Discussion**

### **A. Background**

On April 26, the City adopted Ordinance No. 6575, a Land Use Code Amendment (LUCA) to establish reduced minimum parking standards for certain housing developments located near frequent transit service (Attachment A). The Ordinance amended chapters 20.20, 20.25A, 20.25D, 20.25P and 20.50 LUC (Attachment B).

In adopting Ordinance No. 6575, the City Council reviewed the Planning Commission recommendation to approve the LUCA without modification, including the Planning Commission's conclusion that the LUCA complied with the decision criteria in LUC 20.30J.135.

Further, the LUCA responded to two state statutes, RCW 36.70A.620 and RCW 36.70A.698. Specifically, RCW 36.70A.620 limited the minimum parking requirements that the City could 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 limited the minimum parking requirements for new accessory dwelling units with frequent transit service.

The City Council also considered how this LUCA would 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).

## **B. Code Amendment Review Process**

On April 5, the City Council was introduced to and reviewed the LUCA, including the Planning Commission recommendation to approve the LUCA without modification. On April 6, the EBCC held a courtesy hearing and considered written testimony on the LUCA. The EBCC discussed the objectives of the LUCA to conform the LUC to state statutes and advance actions from the City's AHS, the various components of the LUCA, as well as potential impacts of inadequate parking and spillover parking.

On April 26, the City Council took final action to adopt Ordinance No. 6575. On May 4, the EBCC is now being asked to hold a public hearing and adopt a resolution to approve this ordinance. Notice of the EBCC public hearing was provided in the Weekly Permit Bulletin on April 22 and the Seattle Times on April 27.

## **C. EBCC Jurisdiction**

The EBCC jurisdictional area contains transit stops with service meeting the criteria for frequent transit service defined under Ordinance No. 6575. A map of these stops and the areas where certain development is eligible for reduced minimum residential parking requirements, with the EBCC jurisdictional area delineated (Attachment C).

## **III. Decision Criteria**

LUC 20.30J.135 establishes the decision criteria for an application to amend the text of the LUC. Those criteria have been analyzed and addressed in the February 24 Staff Report (Attachment D).

## **IV. Action requested of the EBCC**

The EBCC is requested to hold a public hearing on Ordinance No. 6575. Following the public hearing, the EBCC is requested to adopt Resolution No. 591 approving Ordinance No. 6575.

Staff will be present at the May 4 public hearing to answer any questions the EBCC members may have. If there are questions prior, please contact Kristina Gallant, 452-6196 or at [kgallant@bellevuewa.gov](mailto:kgallant@bellevuewa.gov).

## **ATTACHMENTS:**

- A. Ordinance No. 6575
- B. Strike-Draft of LUCA
- C. Map of Reduced Parking Eligibility with EBCC Jurisdictional Area Delineated
- D. LUCA Staff Report