

# Reduced Minimum Residential Parking LUCA EBCC Public Hearing

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**Development Services Department**

May 4, 2021



# Action Needed from the EBCC

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Hold the Public Hearing on Ordinance No. 6575 and, following the Public Hearing, take action on Resolution No. 591 approving City Council Ordinance No. 6575



# Agenda

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1. Ordinance No. 6575
2. Anticipated Outcomes
3. Responses to EBCC Questions
4. Public Engagement
5. Process IV – Legislative Action
6. Action Needed from EBCC



# Ordinance No. 6575

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## Land Use Code Amendment (LUCA):

- Amend Land Use Code Chapters 20.20 General Development Requirements, 20.25 Special and Overlay Districts, and 20.50 Definitions
- Establish lower minimum parking requirements for certain housing developments near frequent transit service



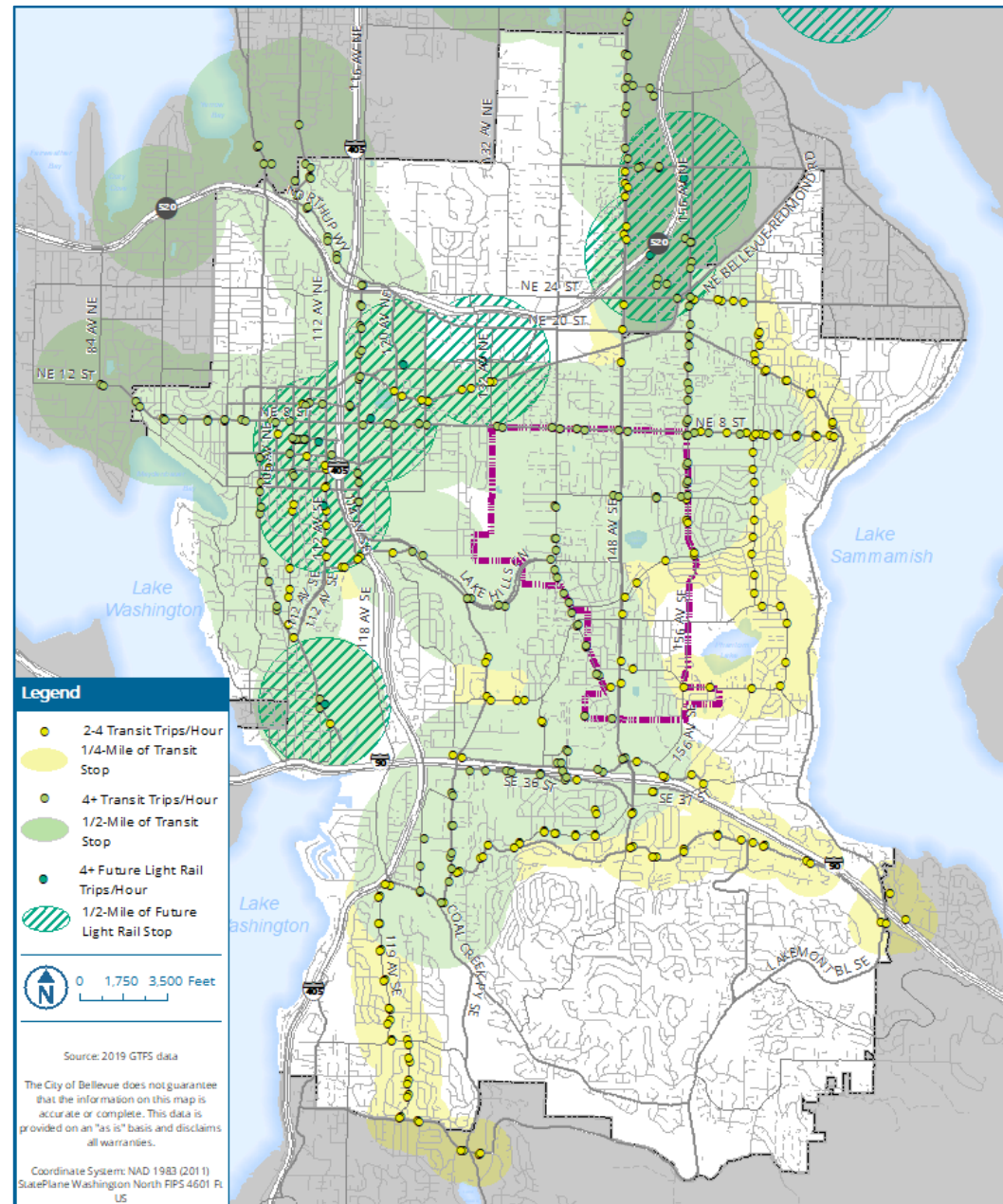
# Frequent Transit Service Criteria

Stops with service 2-4 times/hour	Stops with service 4+ times/hour
Permanent Affordable Housing	Market Rate Multifamily, Senior Housing, and Affordable Housing
1/4-mile radius applies	1/2-mile radius applies
	Include future light rail or bus rapid transit stops opening within 2 years



# Frequent Transit Service Criteria

- Applicant provides documentation of service availability
- Transit availability based on scheduled transit service on the date of complete Building Permit application or Land Use approval
- Director may determine service is not available when physical impediments are present



# Parking Ratios

- Lower ratios are recommended for affordable housing to provide increased flexibility (Topic 5)
- All developers, including affordable and senior housing developers, may still provide more parking than is required

Housing Type and Transit Access	2-4 Times per Hour	4+ Times per Hour
<b>Affordable Housing</b> (Up to 80% County AMI)	0.75 spaces/unit	0.5 spaces/unit*
<b>Market Rate Multifamily</b>	Not Eligible	0.75 spaces/unit
<b>Senior Housing</b>	Not Eligible	0 spaces/unit Only applies to parking for residents

\* 0.25 spaces/unit for small units at 60% AMI



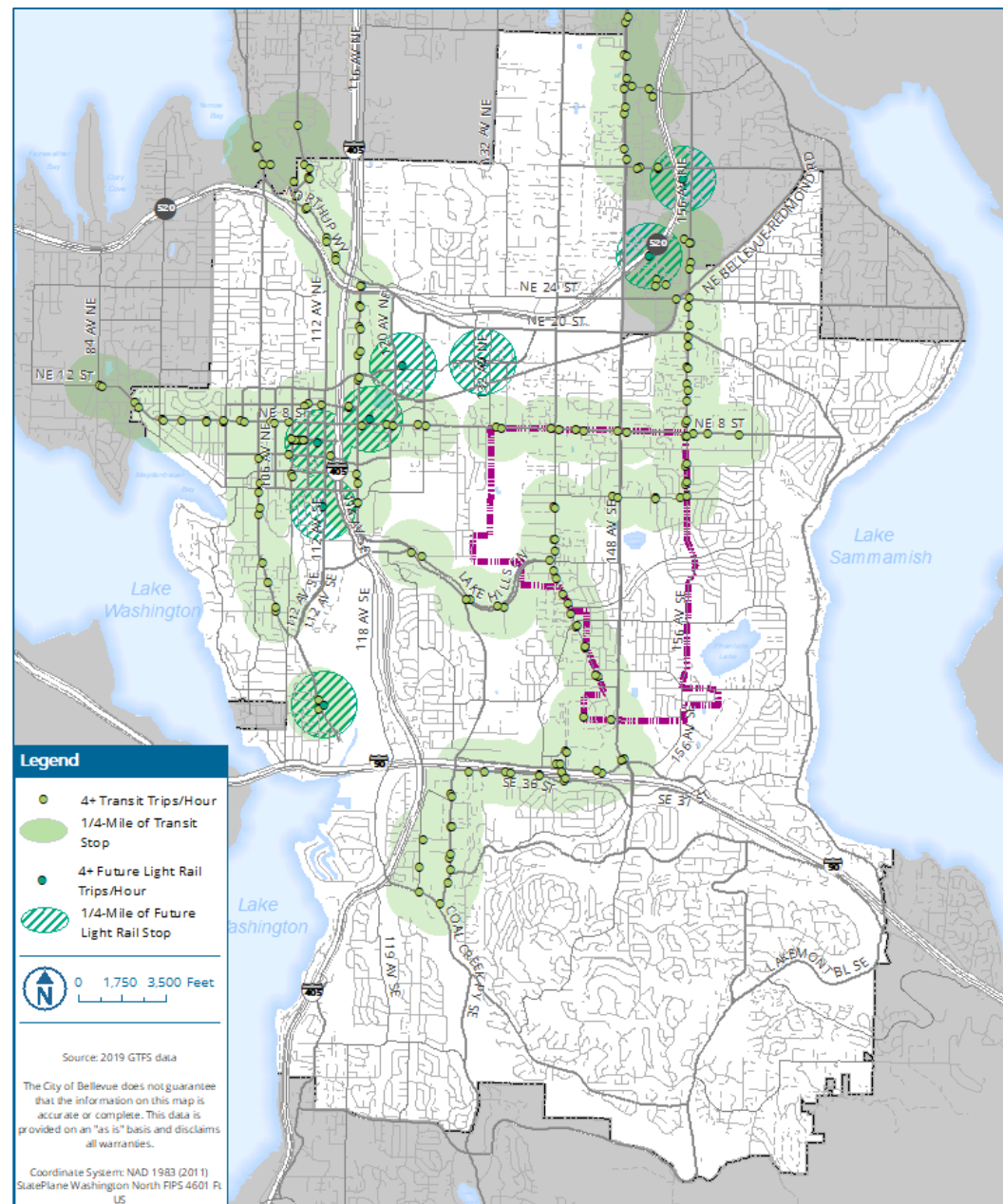


# ADU Parking

Consistent with RCW  
36.70A.698

Remove dedicated ADU  
parking for property  
located within ¼ mile  
radius of:

- Stops with service 4+ times/hour
- Future light rail or bus rapid transit stops opening within two years





# Anticipated Outcomes

## Strategy B: Create a Variety of Housing Choices

- Action B-1: Encourage housing around light rail stations
- Action B-2: Update ADU standards

## Strategy D: Unlock Housing Supply by Making it Easier to Build

- Action D-1: Revise codes to reduce costs for building multi-family housing

## State Law

- Conforms the LUC with RCW 36.70A.620 and 36.70A.698



City of Bellevue  
Affordable Housing Strategy

Approved by City Council  
June 5, 2017



# Responses to EBCC Questions

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## Projects Proposed under the IOC:

- The City has received permit applications or held preapplication conferences for five projects planning to take advantage of reduced parking under the IOC:
  - One affordable housing development in Eastgate
  - Four market rate mixed-use developments Downtown
- These proposals include 0.8-0.9 parking spaces per residential unit
  - Visitor parking and parking for other uses will also be provided, in addition to these spaces



# Responses to EBCC Questions

## **Frequent Transit Service (RCW 36.70A.620)**

A transit stop that receives transit service at least two times (affordable housing) / four times (market rate and housing for seniors and people with disabilities) per hour for twelve or more hours per day

## **Major Transit Stop (ADUs Definitions RCW 36.70A.696)**

- a) A stop on a high capacity transportation system funded or expanded under the provisions of chapter 81.104 RCW;
- b) Commuter rail stops;
- c) Stops on rail or fixed guideway systems, including transitways;
- d) Stops on bus rapid transit routes or routes that run on high occupancy vehicle lanes; or
- e) Stops for a bus or other transit mode providing fixed route service at intervals of at least fifteen minutes during the peak hours of operation

# Public Engagement

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## Modes of outreach:

- **Process IV Requirements** – noticing and public hearing
- **Direct Engagement and Feedback** – Dialogue with development community representatives and interested stakeholders regarding the proposed amendments
- **Online Presence** – webpage launched in June 2020, and includes public information regarding the proposed LUCA, key dates, and contact information for public comment



# Process IV – Legislative Action

<input type="checkbox"/>	January 13, 27	Planning Commission Study Session 1, 2
<input type="checkbox"/>	February 24	Planning Commission Public Hearing, Recommendation
<input type="checkbox"/>	April 5	City Council Study Session
<input type="checkbox"/>	April 6	EBCC Courtesy Hearing
<input type="checkbox"/>	April 26	City Council Action
<input type="checkbox"/>	May 4	EBCC Public Hearing and Approval/Disapproval
<input type="checkbox"/>	<b>May 18</b>	<b>Interim Official Control Expires</b>



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