

**EAST BELLEVUE COMMUNITY MUNICIPAL CORPORATION
OF THE CITY OF BELLEVUE, WASHINGTON**

Resolution No. 593

A RESOLUTION of the East Bellevue Community Council approving City Council Ordinance No. 6589 amending Land Use Code Chapter 20.20 General Development Requirements and Chapter 20.50 Definitions, as applied within the East Bellevue Community Council's jurisdictional area, to establish lower minimum residential parking requirements for certain housing developments within one-quarter mile of frequent transit service; providing for severability; and establishing an effective date.

WHEREAS, the City of Bellevue adopted the Affordable Housing Strategy (AHS) in 2017, recognizing the housing crisis in the Puget Sound region, and the City has committed to implementing specific recommendations to increase its affordable housing supply; and

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

WHEREAS, AHS Action D-1 recommends revising City codes and processes costs for building multifamily housing; and

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

WHEREAS, RCW 36.70A.620, which became effective on June 11, 2020, caps the minimum residential parking requirements that cities like Bellevue can impose 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; and

WHEREAS, in June 2020 and 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, on April 26, 2021, the City Council adopted Ordinance No. 6575 consistent with the Planning Commission recommended Land Use Code amendment; and

WHEREAS, on May 4, 2021, after holding a public hearing, the East Bellevue Community Council (EBCC) voted to disapprove Ordinance No. 6575 by Resolution No. 591; and

WHEREAS, on July 6, 2021, in its regular meeting, the EBCC adopted Resolution No. 592, which clarified that its rationale for disapproval of Ordinance No. 6575 was limited to the extent that Ordinance No. 6575, Section 3 (amending LUC 20.20.590.L) exceeds the Growth Management Act (chapter 36.70A RCW) by establishing new, minimum residential parking requirements for Affordable Housing, Market Rate Multifamily Dwellings and Senior Housing when these residential uses are located within one-half mile radius, instead of a quarter-mile radius consistent with RCW 36.70A.620, of frequent transit service as the term “frequent transit service” is defined in Section 3 of Ordinance No. 6575; and

WHEREAS, through Resolution No. 592, the EBCC also declared to the City Council the EBCC's willingness to approve new, lower minimum residential parking requirements for certain types of housing near frequent transit service consistent with Ordinance No. 6575, provided that the new, lower minimum residential parking requirements only apply within a quarter-mile of frequent transit service consistent with RCW 36.70A.620 within the EBCC's jurisdictional area; and

WHEREAS, on July 19, 2021, the City Council of the City of Bellevue, Washington passed Ordinance No. 6589, amending Land Use Code Chapter 20.20 General Development Requirements and Chapter 20.50 Definitions as applied within the EBCC's jurisdictional area, to establish lower minimum residential parking requirements for certain housing developments within one-quarter mile of frequent transit service; providing for severability; and establishing an effective date; and

WHEREAS, the subject matter of said Ordinance falls within the EBCC's jurisdiction pursuant to RCW 35.14.040; and

WHEREAS, following the public hearing held before the EBCC on August 3, 2021, the Community Council voted to approve Ordinance No. 6589;

NOW, THEREFORE, BE IT RESOLVED by the Community Council of the East Bellevue Community Municipal Corporation of the City of Bellevue:

Section 1: Ordinance No. 6589 of the Bellevue City Council is hereby approved.

Section 2: The Clerk is hereby directed to certify the original of this Resolution, to file the same and to keep the same on file in the Clerk's office.

Passed by a majority vote of the East Bellevue Community Council on the 3rd day of August, 2021, and signed in authentication of its passage this 3rd day of August, 2021.

(Seal)

Betsi Hummer, Chair

Attest:

Karin Roberts, Deputy City Clerk