

EBCC Reduced Minimum Residential Parking LUCA EBCC Public Hearing

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City of Bellevue

Action Needed from the EBCC

Hold the Public Hearing on Ordinance No. 6589 and, following the Public Hearing, take action on Resolution No. 593 approving City Council Ordinance No. 6589



Agenda

1. Ordinance No. 6589
2. LUCA Objective
3. Frequent Transit Service Eligibility
4. Legislative Process



Ordinance No. 6589

Land Use Code Amendment (LUCA):

- Amend LUC 20.20 General Development Requirements and 20.50 Definitions, as applied to the EBCC jurisdictional area
- Establish lower minimum parking requirements for certain housing developments within one-quarter mile of frequent transit service



LUCA Objective

State Law

- Conforms the LUC, as applied in the EBCC jurisdictional area, with RCW 36.70A.620 and 36.70A.698

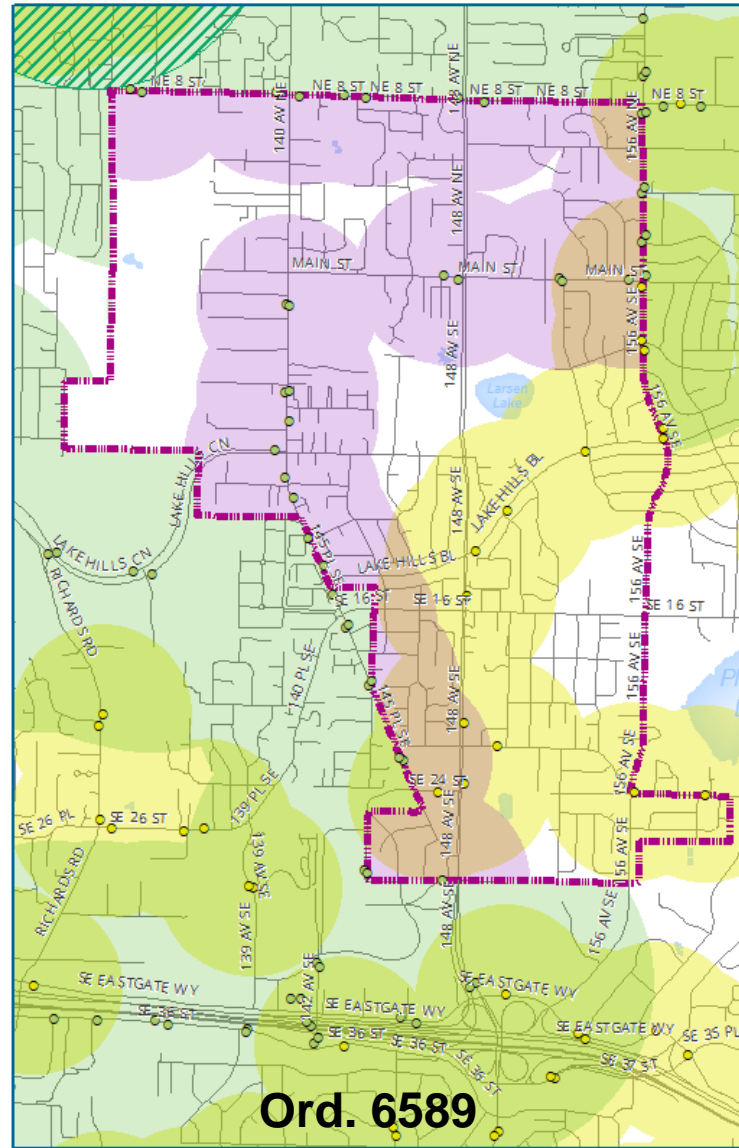
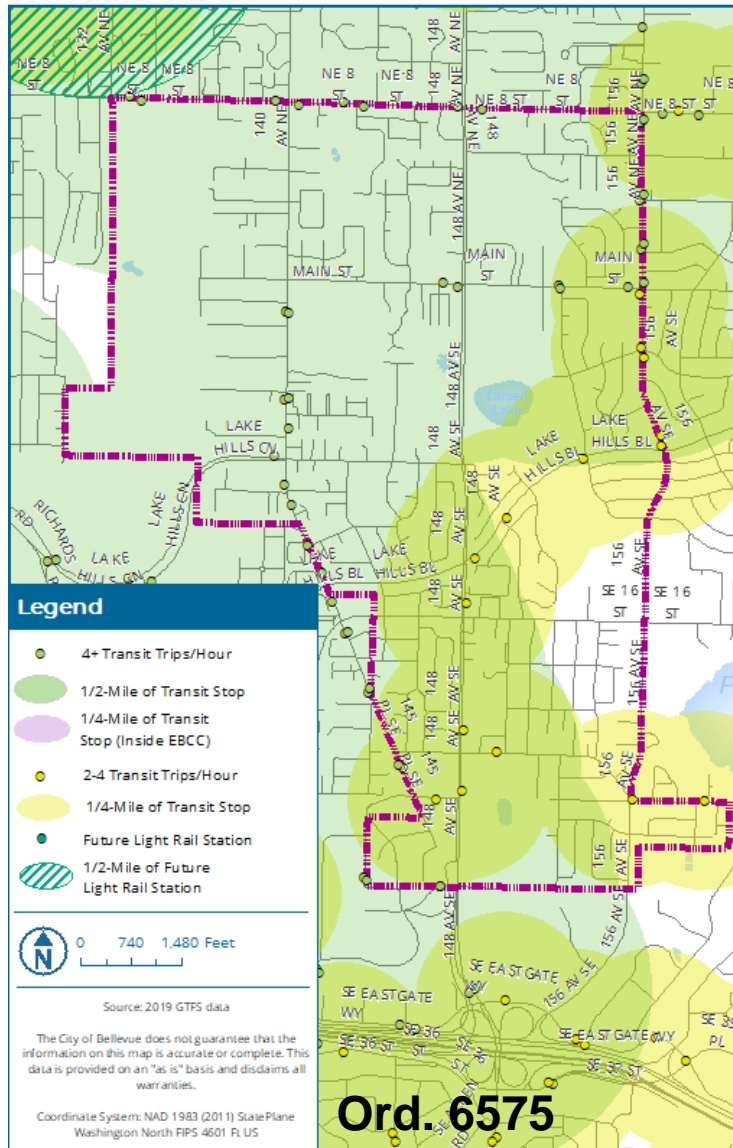


Frequent Transit Service Eligibility

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	<p>¼ mile radius applies in EBCC jurisdiction</p> <p>1/2-mile radius applies elsewhere</p> <p>Include future light rail or bus rapid transit stops opening within 2 years</p>



Eligibility Map



Legislative Process

City Council Ordinance No. 6575

- Established reduced minimum parking standards and eligibility Citywide

EBCC Resolution No. 591

- Rejected Ordinance No. 6575, no change to parking requirements in EBCC jurisdiction
- EBCC out of compliance with State regulations

EBCC Resolution No. 592

- Clarified that the rationale for rejecting Ordinance No. 6575 was limited to expanding the transit stop radius from $\frac{1}{4}$ mile to $\frac{1}{2}$ mile
- Declared intent to approve if new ordinance included $\frac{1}{4}$ mile

Legislative Process

Process IV – City Council Legislative Action

<input checked="" type="checkbox"/>	April 26	City Council Adopted Ordinance No. 6575
<input checked="" type="checkbox"/>	May 4	EBCC Disapproved Ordinance No. 6575 (Resolution No. 591)
<input checked="" type="checkbox"/>	July 6	EBCC clarified its disapproval (Resolution No. 592)
<input checked="" type="checkbox"/>	July 19	City Council Action
<input type="checkbox"/>	August 3	EBCC Public Hearing and Approval/Disapproval

Action

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Parking Ratios

- Same parking ratios as established with Ordinance 6575

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

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

