

Micro-Apartment Land Use Code Amendments

Community Informational Meeting

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Meeting Objectives

- Provide information on the Micro-Apartments Land Use Code Amendment (LUCA)
 - Describe micro-apartments
 - Components of the LUCA
 - Important dates
 - How to stay informed and provide input
- Answer questions that arise



Background: Affordable Housing Strategy

Strategy B: Create A Variety of Housing Choices

- Minimize barriers to increase the supply of housing
- Promote a diversity in housing types
- Offer more housing, including lower priced options near jobs, transit, shopping and services



City of Bellevue
Affordable Housing Strategy

Approved by City Council
June 5, 2017



Background: Next Right Work

- Builds upon Affordable Housing Strategy
- Implement over the next 12-18 months
- Supplement ongoing housing work
- City Council selected three “Next Right Work” actions:
 - **Reduce barriers to micro-apartments (initiated October 10)**
 - Increasing residential density in mixed-use areas
 - Reduced fees for affordable housing



What is a Micro-Apartment?

- Small studio/loft apartment (includes kitchen & bathroom)
- Near jobs, transit, shopping, and services
- Lower cost rentals (typically \$900-\$1,500)
- Typical residents:
 - Students/ young professionals
 - People in transition
 - Retirees



Micro-Apartment Examples



Micro-Apartment Examples

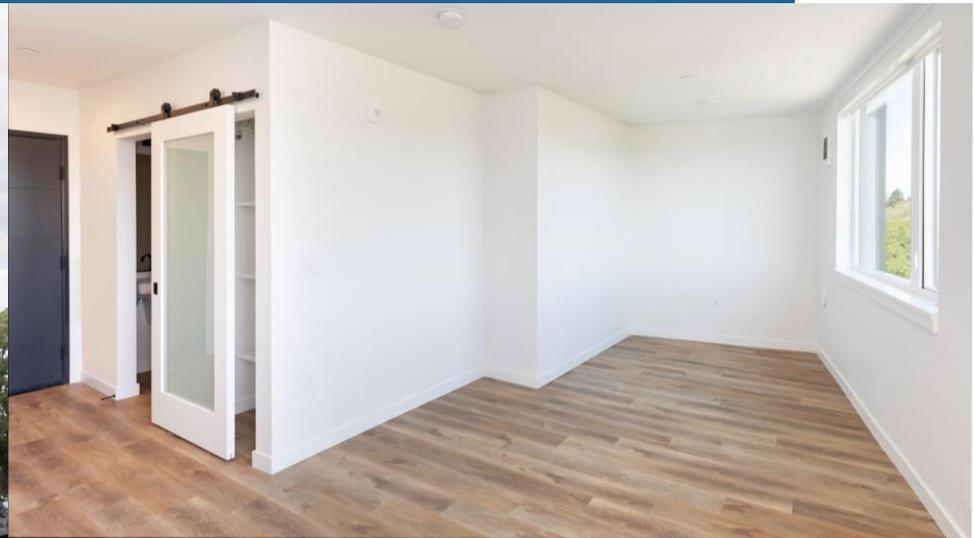


Photo credit: Blueprint Capital & Cleary O'Farrell Photography

LUCA Objectives

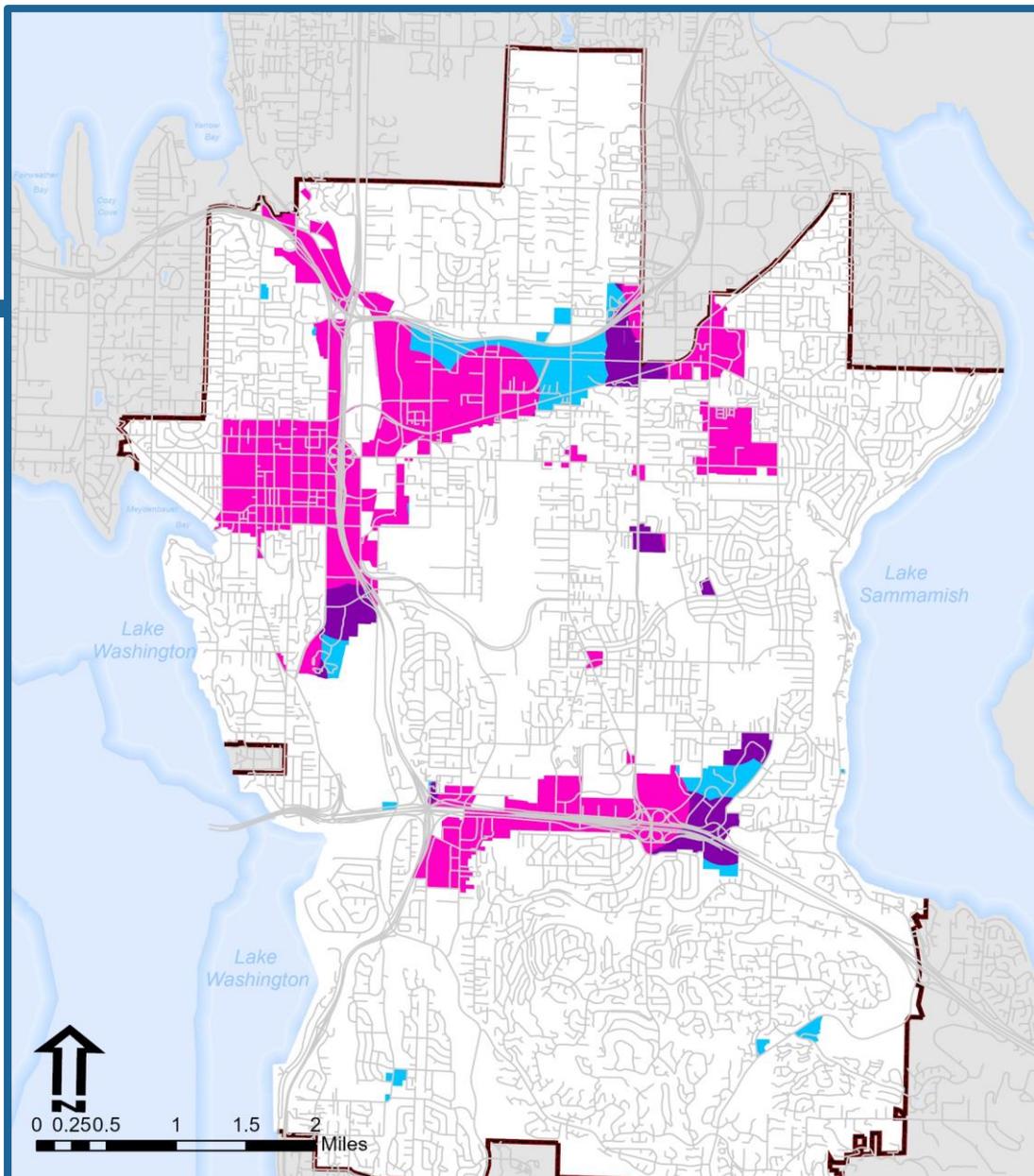
Objective: remove barriers to construction of micro-apartments

- Few micro-apartments exist in Bellevue
- Micro-apartments have tighter profit margins than conventional apartments
- Added costs towards production from:
 - Density limitations
 - Parking requirements
 - Required residential amenities



Geographic Scope

- **Location:** All mixed-use land use districts- does not include residential only districts
- **Purpose:** Enables micro-apartments in areas near jobs, transit, shopping, and services

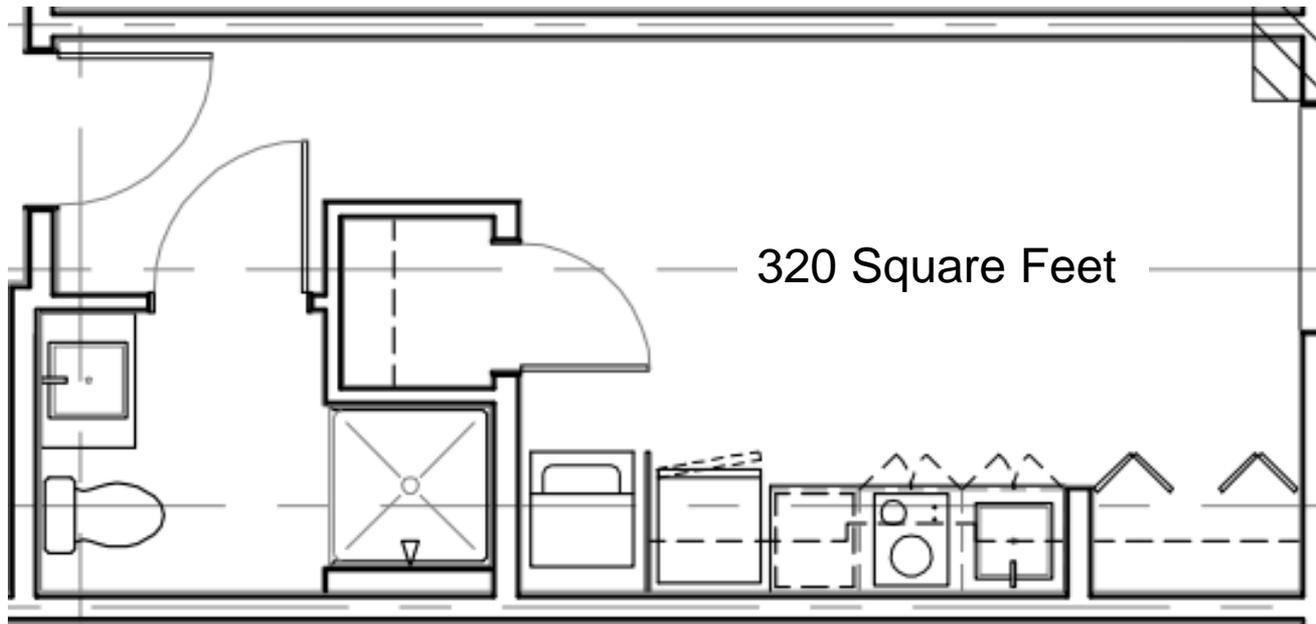


- Mixed Use Areas within .5 Miles of Transit (4+ Trips/ Hour)
- Mixed Use Areas within .25 Miles of Transit (2-4 Trips/ Hour)
- Mixed Use Areas without Frequent Transit



Proposed Code Changes

- Define micro-apartment to include:
 - Maximum size limit
 - In-unit kitchen and bathroom



Potential micro-apartment floorplan including kitchen and bathroom

Proposed Code Changes

- Micro-apartment standards in mixed use areas
 - Reduced minimum parking
 - Increased bicycle parking
 - Greater density allowance in districts which utilize DU/acre
 - Exemption from multi-family play areas

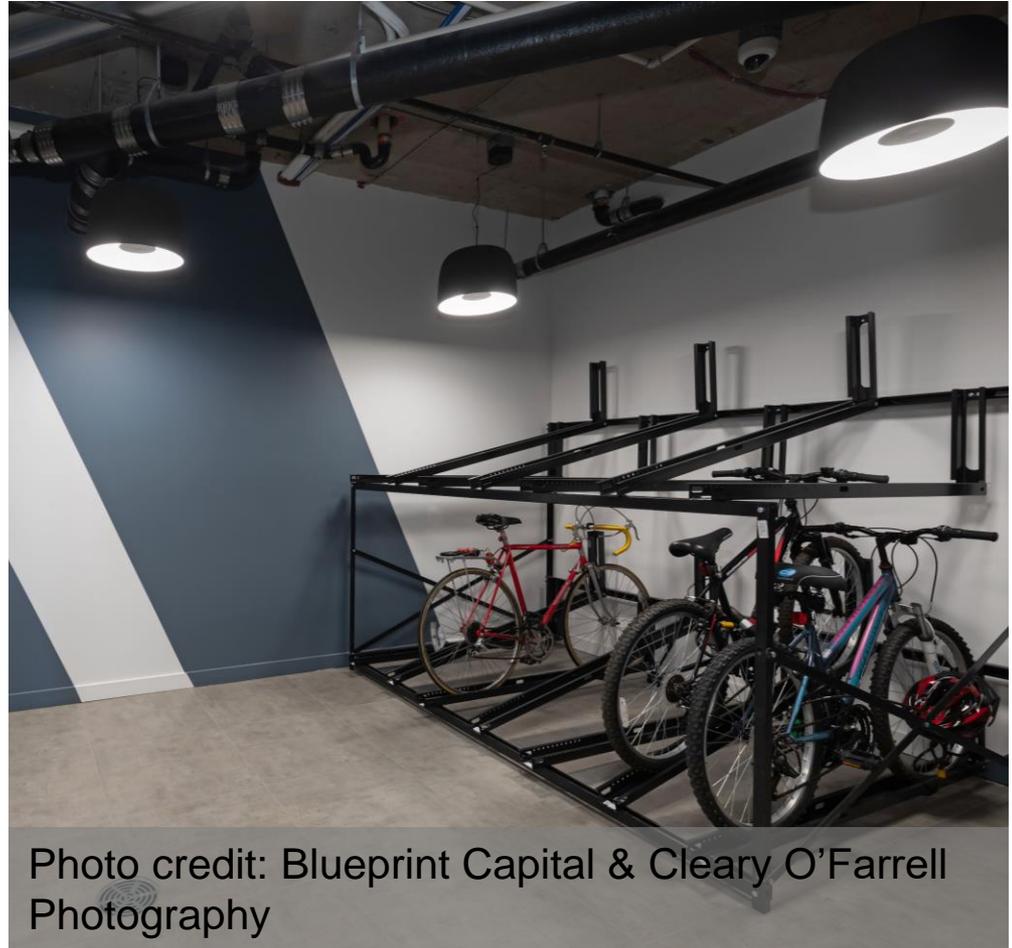
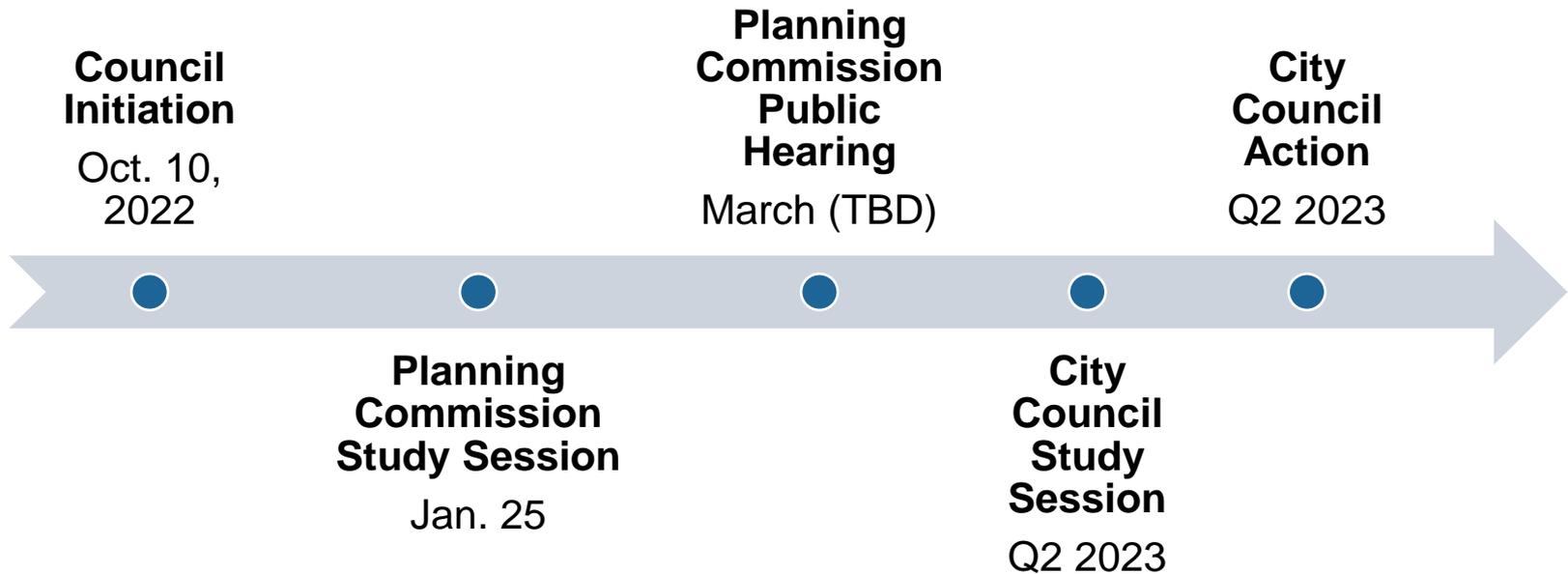


Photo credit: Blueprint Capital & Cleary O'Farrell Photography



Micro-Apartments Schedule



How to Get Involved

- **Stay up to date:** Project website: bellevuewa.gov/micro-apartments
- **Provide questions or comments:** Email Mathieu Menard, mmenard@bellevuewa.gov
- **Attend Planning Commission Meeting:** Study Session, January 25, 6:30 PM, In-Person in Room 1E-112, Bellevue City Hall or virtually on Zoom

