



ADU Reform Land Use Code Amendment (LUCA)

Community Information Session

Caleb Miller, Senior Planner
Nick Whipple, Planning Manager
Development Services Department

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Housekeeping

- Slides are available at Bellevuewa.gov/ADU-Reform
- Presentation, then Q&A
- Chat goes to hosts only
- Q&A time – respond to questions from chat or use the “raise hand” feature on Zoom to ask questions



Meeting Agenda

Background

- *Housing Needs, Next Right Work*
- *What are ADUs?*
- *Why ADUs?*

Proposal

- *LUCA objectives*
- *Current Code & Proposed Scope*
- *Process and schedule*

Wrap-Up

- *Questions*
- *Contact info*



Bellevue's Housing Need

Multiple solutions needed

- High housing costs
- Most Bellevue workers live elsewhere
- Need for more diversity in types of homes
- Need to unlock housing supply by making it easier to build



Next Right Work

- Building upon 2017 Affordable Housing Strategy
 - Supplement ongoing housing work
 - Can be completed in 12-18 months
- Council launched ADU Code Reform on January 23
 - Direction: Remove barriers and create ownership pathway for attached ADUs



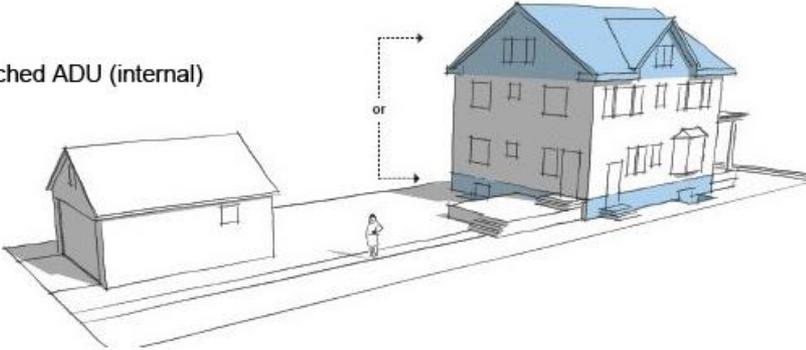
What are ADUs?

- **Accessory Dwelling Units**
 - Smaller dwelling unit functionally separate from existing house
 - Also called: basement apartments, granny flats, in-law suites, etc.
- In Bellevue, ADUs must be attached to primary residence
- Generally come in many forms:



ADU Examples

Attached ADU (internal)



Attached ADU (via addition)

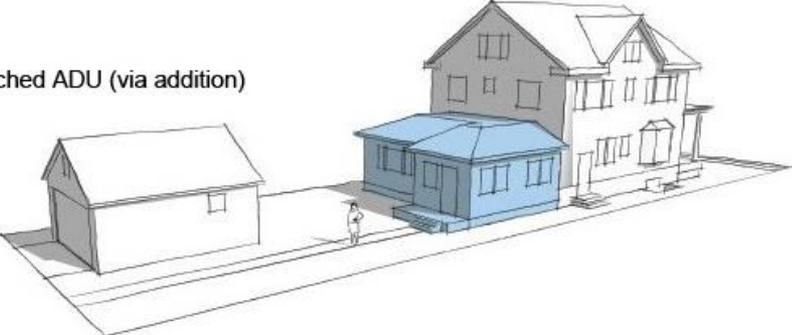


Image Credit: Municipal Research and Services Center (MRSC)



Image Credit: Sightline Institute



Image Credit: HousingWorks RI

Why ADUs?

Housing options to reflect community needs

- Multigenerational, multi-cultural living arrangements
- Young adults, students living with or near family
- More options near schools, parks, and other great Bellevue amenities

Homeownership opportunities

- More opportunities for starter homes, building equity
- Smaller, more affordable alternatives to single-family homes

Aging in place

- Downscale while staying in the same neighborhood
- Supplemental rental income for fixed-income adults



LUCA Objectives

Council direction:

- Encourage construction of attached ADUs in existing and new homes.
- Create mechanism for separate ownership.

Considerations:

- Housing Needs Assessment
- Other housing-related initiatives
 - Comprehensive Plan Periodic Update
 - Next Right Work, AHS
- State legislation



Identified Barriers

Type of Requirement	Current Standard
Owner Occupancy	<ul style="list-style-type: none">• Owner or immediate family must live on site with ADU
Separate Ownership	<ul style="list-style-type: none">• Sale of ADU prohibited
Off-Street Parking	<ul style="list-style-type: none">• 1 parking space must be provided (in addition to any require for primary residence)• No min. parking within ¼ mile of frequent transit.
Design Controls	<ul style="list-style-type: none">• Second entry door on front façade prohibited on houses with ADUs• Maximum 800 sq. ft. or 40% of house
Process Requirements	<ul style="list-style-type: none">• Registration required with City• Notice distributed to neighbors within 500 feet of site• Inspection by Land Use Planning staff

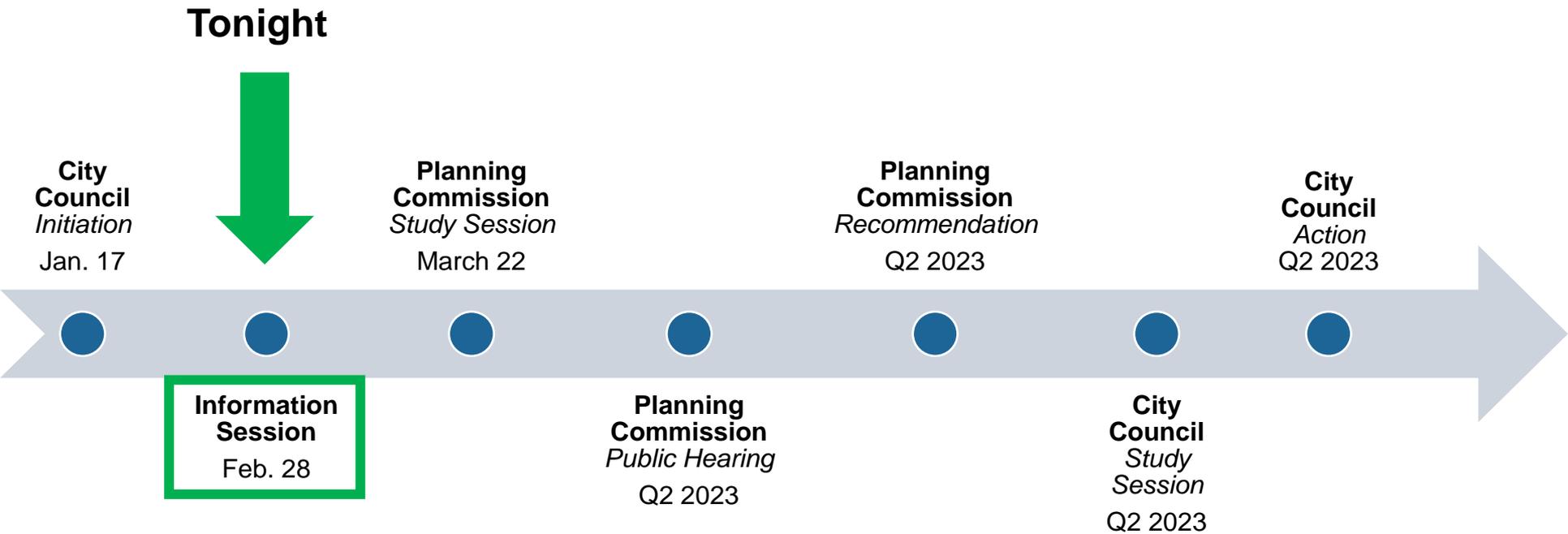


ADU Reform LUCA

Type of Requirement	Proposed Amendment
Owner Occupancy	<ul style="list-style-type: none">• No requirement
Separate Ownership	<ul style="list-style-type: none">• Remove prohibition of sale
Off-Street Parking	<ul style="list-style-type: none">• No additional parking requirements beyond those for primary residence (typ. 2 spaces)
Design Controls	<ul style="list-style-type: none">• Remove second front entry door prohibition• Explore alternative floor area limitations
Process Requirements	<ul style="list-style-type: none">• No registration/notice required• Only building permit(s) required for ADU construction



Process and Schedule



How to Get Involved

- **Stay up to date:**
 - Project website: Bellevuewa.gov/ADU-Reform
- **Questions or comments:**
 - Email Caleb Miller, Senior Planner: CWMiller@bellevuewa.gov
- **Attend a Planning Commission Meeting:**
 - Study Session, March 22, 6:30 PM
 - In-Person in Room 1E-112, Bellevue City Hall or virtually on Zoom

