

Parking Reform LUCA

(Land Use Code Amendment)

Public Information Session
February 9, 2026



Agenda

- Goals for tonight
- What is minimum parking?
- State legislation
- City Council direction
- How to get involved
- Q&A



Participating in the Webinar

- Use the Q&A function to ask questions at any time. You can ask your question anonymously if you prefer.
- If you are having a technical issue, use the Q&A function to let staff know.
- The meeting is not being recorded, but the slides will be posted after the event.
- Differences of opinion are welcome and respected.
- We are all here to learn, and assume positive intent.

Goals for tonight

We want to help you understand:

1. Recent legislation
2. What changes Bellevue is required to make
3. Additional topics City Council has asked staff to consider
4. The project timeline and how to get involved

What is minimum parking?

- Requires developers to provide a specified minimum number of off-street parking spaces
- Typically based on building use (office, retail, residential, etc.), dwelling units or the size of the building
- Often based on the need for parking during peak periods



Why update minimum parking?



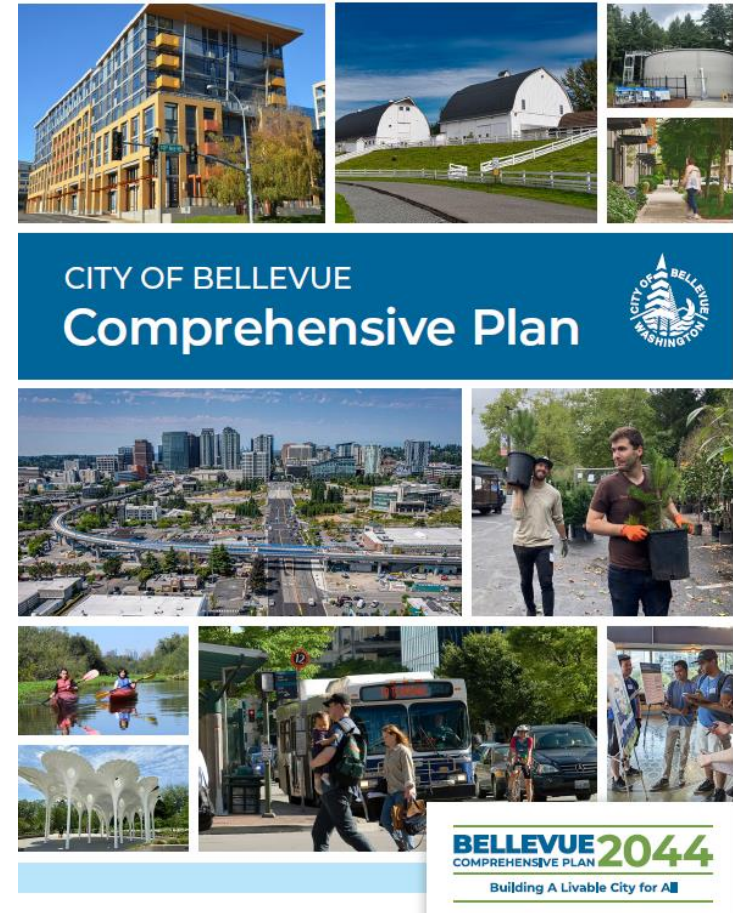
Why update parking requirements?

Bellevue 2044 Comprehensive Plan:

- Encourages housing near transit
- Encourages flexibility to provide the right amount of parking
- Seeks to remove unnecessary barriers to development

Other impacts

- Parking adds cost to buy or rent houses, apartments and business spaces
- Current minimum parking requirements may create barriers for some businesses to set up shop



State legislation

- SB (Senate Bill) 6015 passed in 2024, HB (House Bill) 1491 and SB 5184 passed in 2025
- Establishes reduced minimum off-street parking requirements for cities
- Limits some regulations for parking spaces and lots
- Requirements apply to future residential, mixed-use, and commercial developments

Deadline for Compliance: Jan. 27, 2027

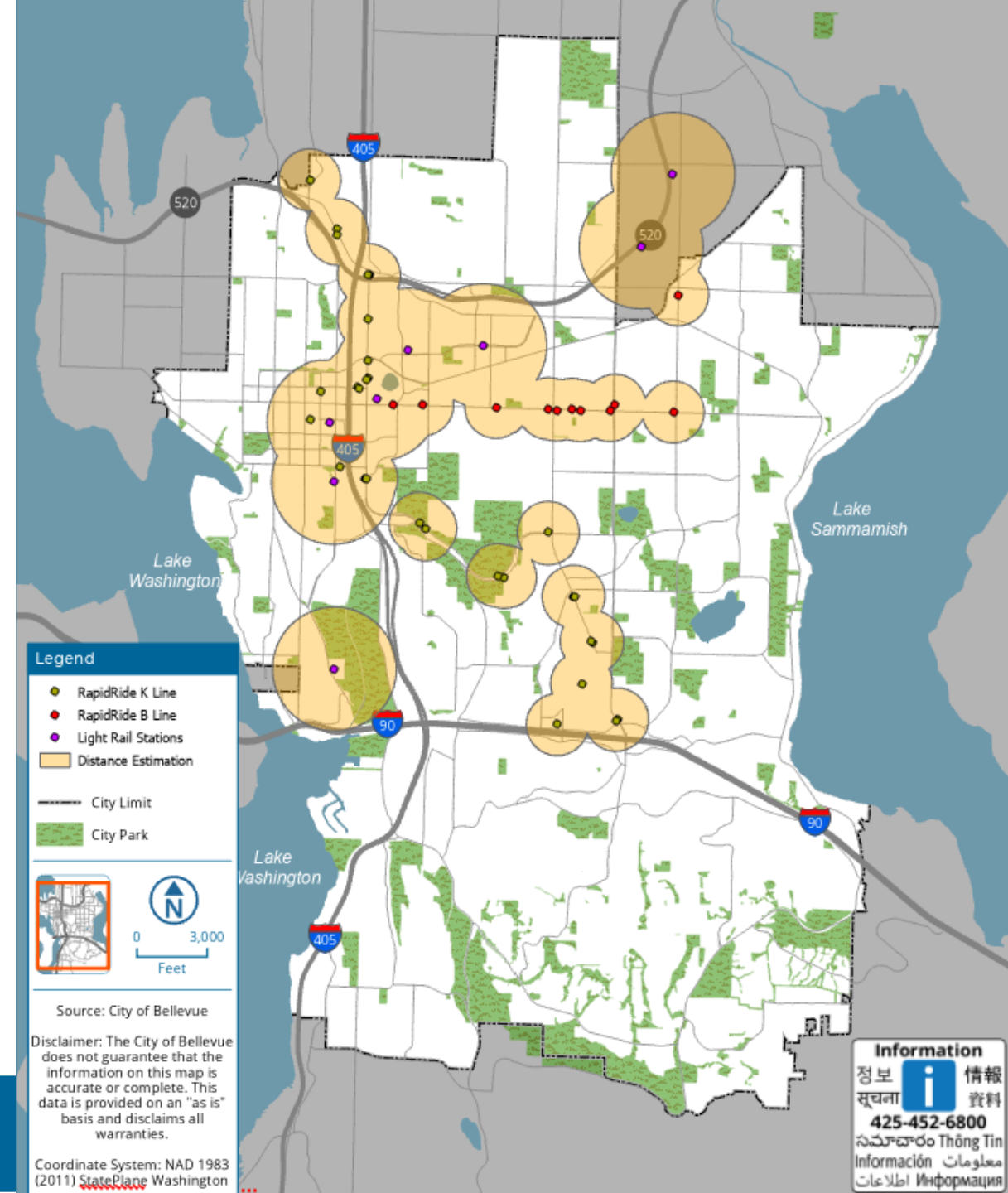
Legislative requirements

Required updates include layers:

- Locations where parking cannot be required
- Development categories where parking cannot be required
- When parking can be required, caps on how much parking can be required
- Specific development standards for parking spaces and lots themselves

Legislative requirements: Locations

- Bellevue cannot require parking for residential or mixed-use development:
- Within 1/2 mile walking distance of a light rail station
- Within 1/4 mile walking distance of a RapidRide station



Legislative requirements: Development categories

Bellevue cannot require parking:

- Small homes (<1,200 sf)
- Small commercial spaces (<3,000 sf)
- Affordable housing
- Senior housing
- Childcare centers
- Ground-floor commercial space in mixed-use buildings
- Existing buildings changing use

Legislative requirements: Caps

In other cases, Bellevue's minimum parking requirements cannot exceed:

- Residential uses:
 - Multifamily: 0.5 space per unit
 - Single-family: 1 space per unit
- Commercial uses: 2 spaces per 1,000 sf

Legislative requirements: Development standards

Bellevue must update development standards to:

- Allows tandem parking spaces
- Reduce minimum parking stall size to 8' x 20' (except ADA)
- Allow limited use of gravel parking spaces
- Not require parking to be located in garages or carports

What will not change?

- Property owners may choose to build more parking as they see fit
- Property owners may choose to build larger parking spaces and garages, subject to other development requirements
- Requirements for parking for people with disabilities

What can Bellevue regulate?

Bellevue can continue to set requirements for, and will seek public input on updating:

- Temporary or time-restricted parking, such as:
 - Residential visitor parking
 - Loading zones
- Drop-off, waiting space and carpool/vanpool parking

City Council direction: Additional scope

Requested analysis to consider benefits and impacts of:

- Expanding reductions in areas with frequent transit service, including frequent bus service
- Consider citywide elimination or further reduction of parking minimums
- Clarify change-of-use and tenant transitions when parking is limited

Additional scope considerations

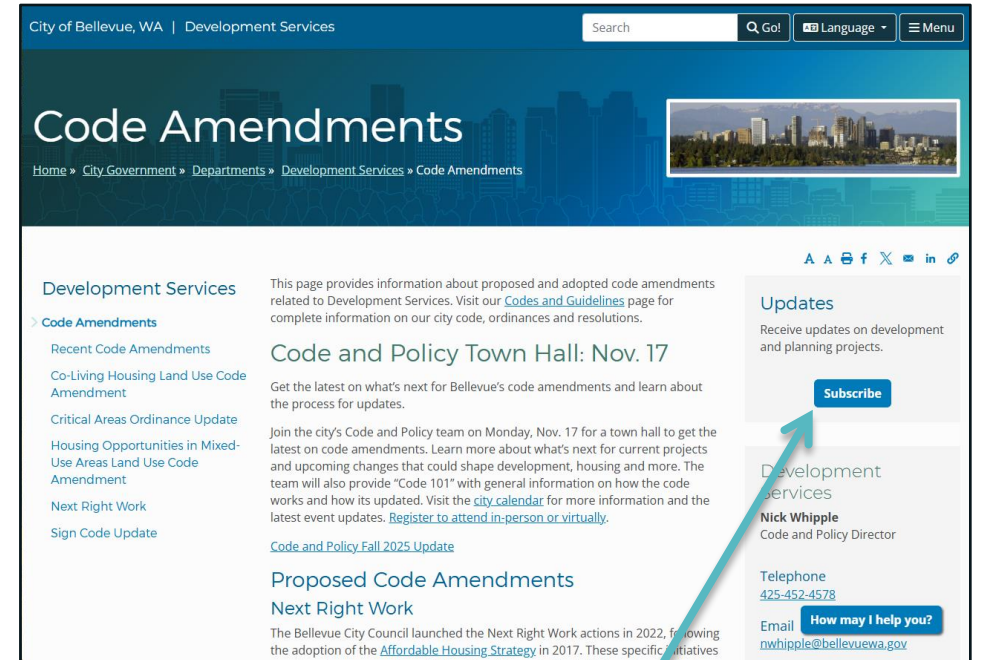
For any additional parking reductions, council wishes to consider:

- Robust community and small business input
- Pedestrian safety and comfort
- Data on parking demand
- Impacts on development feasibility
- Opportunities to simplify and clarify the code

How to get involved

- Attend info sessions and workshops (*More to be announced*)
- Contact Shawn Edghill to ask questions and share input
- Listen in and consider providing comment to Planning Commission and City Council meetings

We're here for you – invite us to your event or meeting!



Subscribe for updates!

Project schedule



Questions?

