



## Project Information: Middle Housing LUCA

### Middle Housing Land Use Code Amendment (LUCA) Proposal

Bellevue must plan for at least 35,000 new homes by 2044. However, past trends show that we've fallen short of our previous growth targets (see [King County's 2021 Urban Growth Capacity Report](#)). While recent state legislation (HB 1110 and HB 1337) requires cities to allow more middle housing, simply changing zoning does not guarantee development—market feasibility, private covenants, shoreline and critical area constraints, and property owner decisions all influence what actually gets built.

The LUCA proposal goes slightly beyond the baseline requirements of HB 1110 to better align with Bellevue's growth strategy and ensure we have enough realistic development capacity to meet our targets. It concentrates additional density (six units rather than four units) near transit and job centers—locations most likely to support redevelopment and where growth is most appropriate.

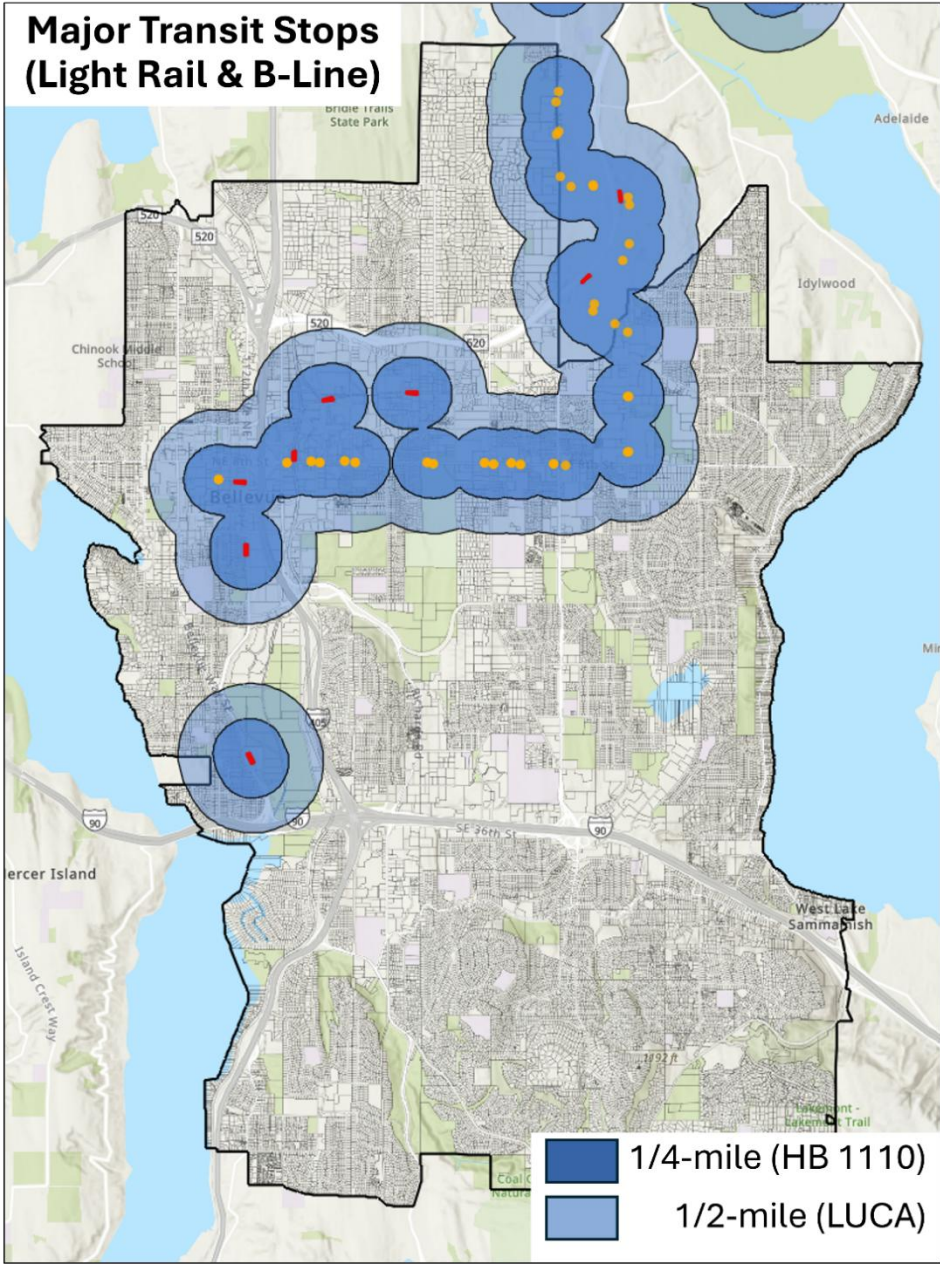
Importantly, the proposal also promotes equity. By expanding housing options in high-opportunity areas, it helps address historic exclusion and fosters more inclusive access to jobs, schools, shopping and services. The latest LUCA proposal reflects community input, Planning Commission feedback, and the goals of our Comprehensive Plan. It is designed to keep Bellevue on track to meet its housing targets, support businesses in our mixed-use areas, enhance the vitality of those areas, and leverage public investments in transit by enabling more transit-supportive densities within walking distance of stops.

Two comparison tables are included:

- One shows how the LUCA proposal compares to the baseline requirements of HB 1110 (Middle Housing) and, where applicable, HB 1337 (Accessory Dwelling Units).
- Another compares the LUCA proposal to the State's Model Ordinance, highlighting how Bellevue's approach builds upon and adapts state guidance to local conditions.

Maps are also provided to identify areas where increased housing capacity is proposed. The radii shown on the maps reflect straight-line ("as the crow flies") distances. Actual walking distances will be verified at the time of permit application using Google Maps. Lots located outside the designated walking distance are not eligible for six units by right.

HB 1110 Density Requirement	LUCA Density Proposal
<b>Citywide</b>	
Four units/lot, six units when two are affordable ADUs <i>may</i> count for unit density Note: Model Code doesn't count ADUs for unit density	Same, except in-lieu fee of \$150,000 per unit available to achieve six units ADUs <b>not</b> counted towards unit density (i.e., up to 2 ADUs allowed per lot in addition to middle housing units)
<b>Major Transit Stops</b>	
<b>Six units/lot within:</b> <b>¼ mile</b> of Major Transit Stop	<b>Six units/lot within:</b> <b>½ mile</b> of Major Transit Stop



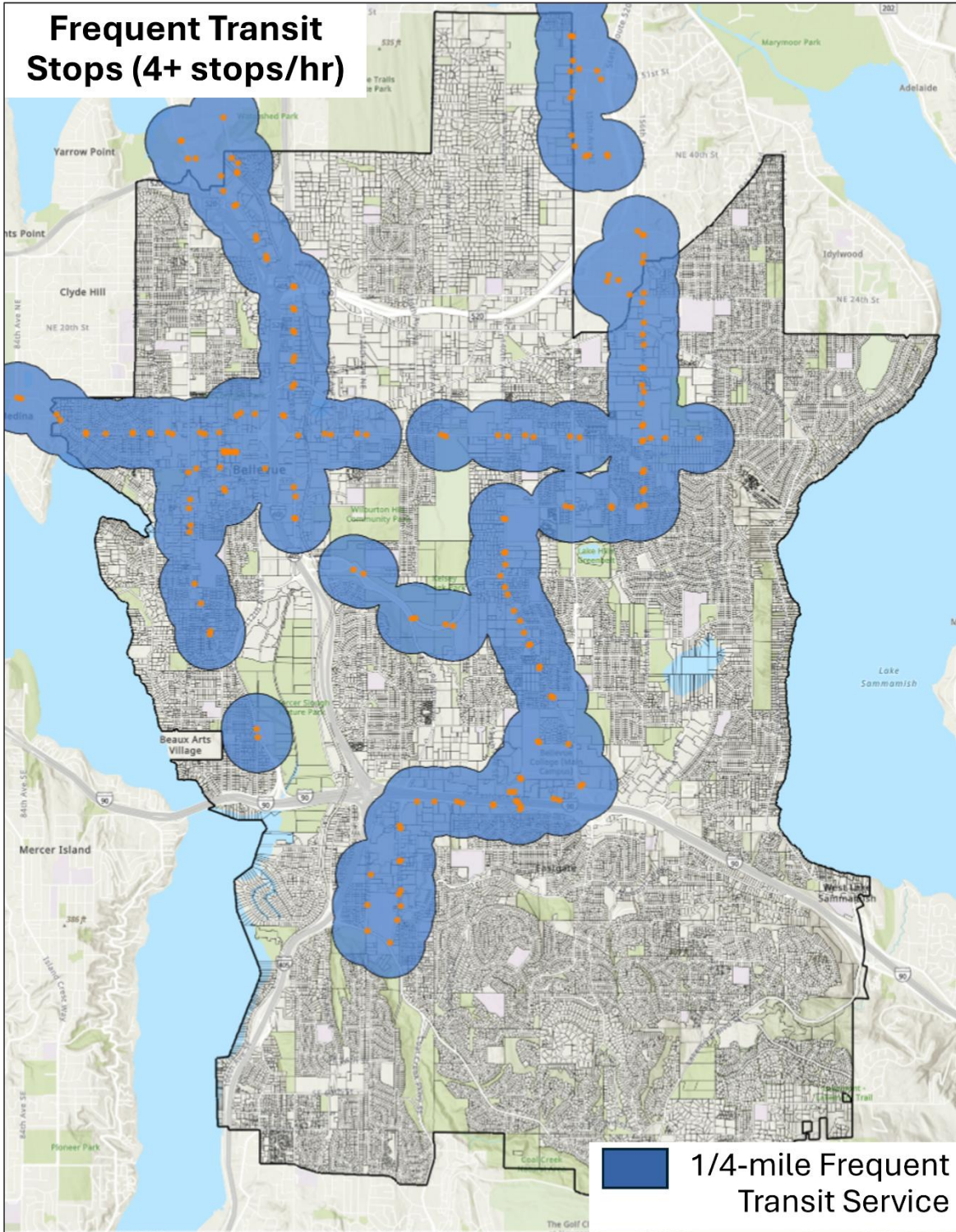
## Frequent Transit Stops

N/A

Six units/lot within:

**1/4 mile of Frequent Transit**

### Frequent Transit Stops (4+ stops/hr)



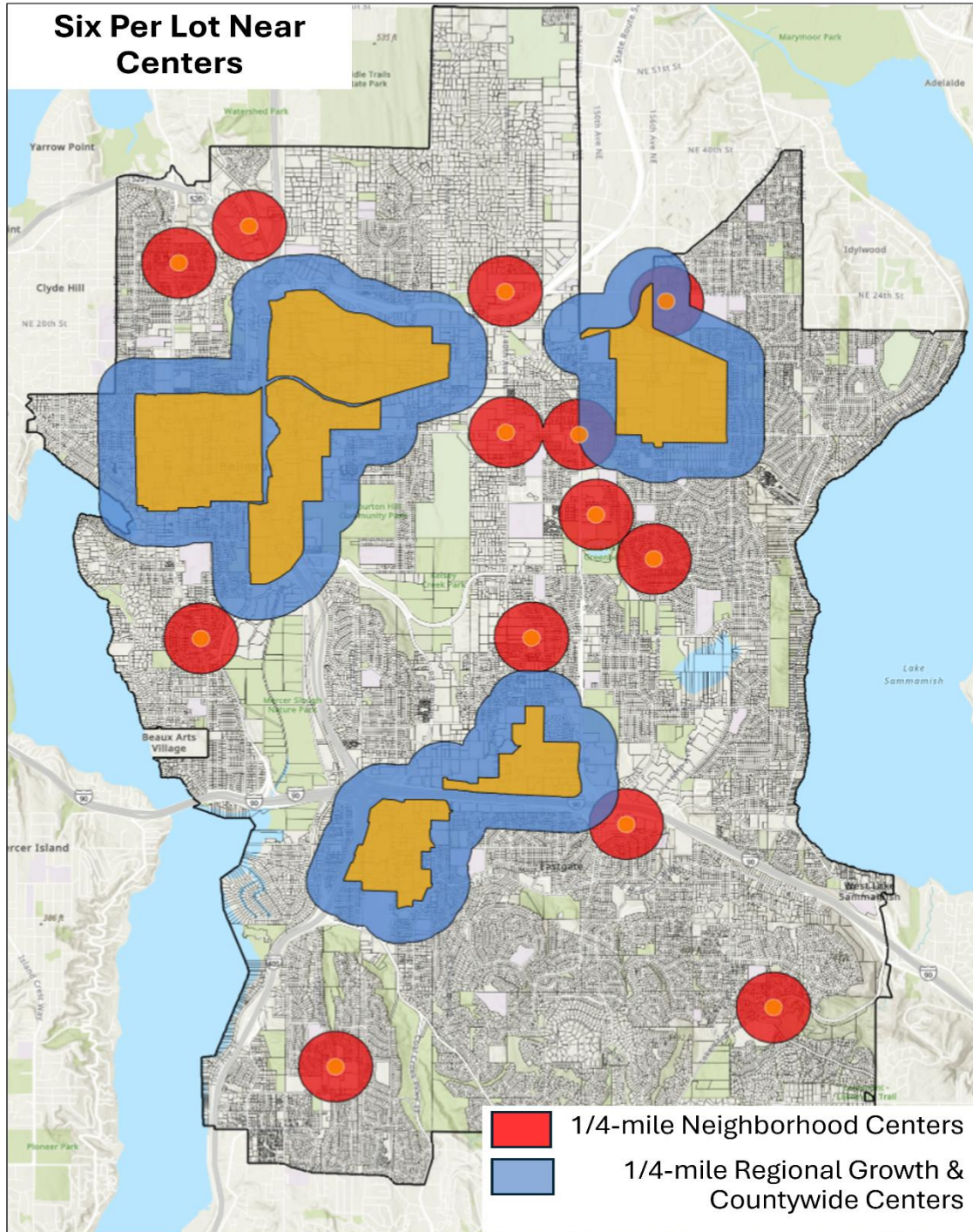
## Neighborhood and Regional Growth Centers

N/A

Six units/lot when:

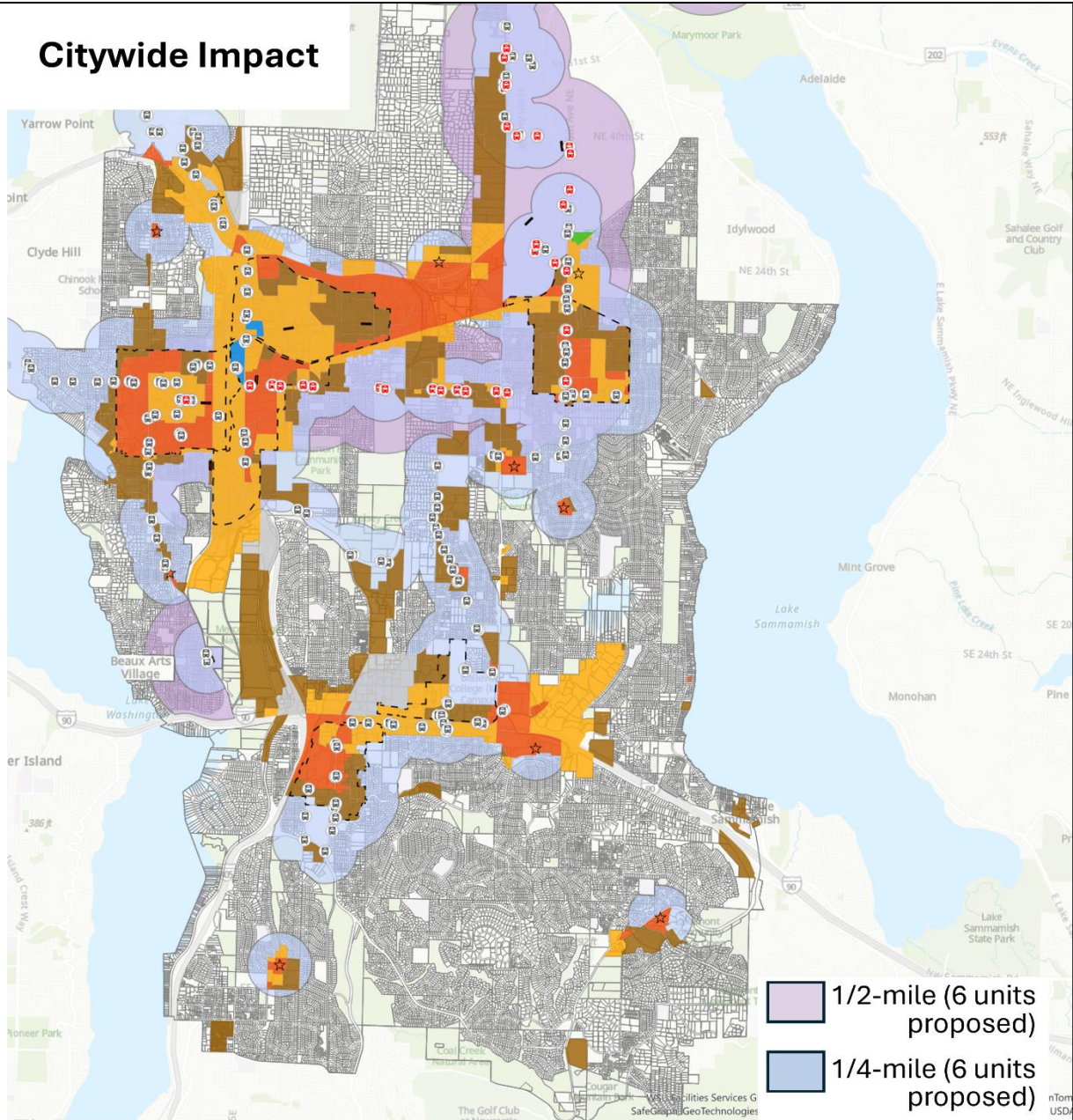
**within ¼ mile of:**

- [Neighborhood Centers](#)
- [Regional Growth & Countywide Centers](#)



## Citywide Impact

### Citywide Impact



**NOTE:** Land Use Districts that currently allow six units are shown in brown, orange, and yellow on the base map. The overlaid radii indicate additional areas where six units are proposed. Parcels with no color may allow six units only if two units are affordable or a fee of \$150,000 per additional unit is paid (e.g., \$300,000 for six market-rate units).

Radii reflect straight-line (“as the crow flies”) distances. Actual walking distance will be verified at the time of permit application using Google Maps. Lots outside the assigned walking distance are not eligible for six units by right.

Parking	
HB 1110 & 1337 Parking Requirement	LUCA Parking Proposal
<b>Middle Housing &amp; ADUs</b>	
1 space/unit for lots ≤ 6,000 sf 2 space/unit for lots > 6,000 sf	<i>1 space/unit</i>
No parking: ½ mile from Major Transit Stop	Same

Dimensional Comparison to State Model Ordinance			
Standard	State Model Ordinance	LUCA Proposal	
FAR	1 unit: 0.6 2 units: 0.8 3 units: 1.0 4 units: 1.2 5 units: 1.4 6 units: 1.6	Lots < 10,000 sf	Lots ≥ 10,000 sf
		1 unit: 0.5 2 units: 0.6 3 units: 0.8 4 units: 1.0 5 units: 1.2 6 units: 1.5	1 unit: 0.5/0.3 2 units: 0.5 3 units: 0.6 4 units: 0.7 5 units: 0.75 6 units: 0.9
NOTE: The Model Ordinance tested FAR limits on lots between 4,000 and 7,500 square feet, while typical lot sizes in Bellevue are larger—often ranging from 10,000 to 12,000 square feet.			
Building Height	35 feet/40 feet with 3:12 roof pitch	38 feet	
Front Setback	15 feet, or 10 feet when three or more units are proposed.	LL-1 (previously R-1): 25 feet LL-2 (previously R1.8): 20 feet SR-1 – SR-4 (previously R-2.5-R-5): 10 feet	
Rear Setback	15 feet, or 10 feet when three or more units are proposed. Zero feet near alley	LL-1 & LL-2: 15 feet SR-1 & SR-2(previously R-2.5 & 3.5): 15 feet SR-3 – SR-4: 10 feet	
Side Setback	5 feet	5 feet *0 feet for attached units developed on adjacent lots	
Lot Coverage	3 units or less: 45% 4 to 5 units: 50% 6 units or more: 55%	LL-1 – SR-3 (previously R-1 – R-4): 40% SR-4 (previously R-5): 45% *Additional 5% for cottage housing projects	

**Middle Housing LUCA Outreach**

Bellevue has undertaken a multi-year, proactive effort to involve the community in shaping middle housing policies. While no outreach effort reaches every resident, the City has used a comprehensive approach—including surveys, public meetings, and strategy teams—to gather input. Community engagement on middle housing and the growth strategy was integrated into the Comprehensive Plan update process through four phases. Recognizing

the importance of implementation details, the City launched three additional engagement phases in late 2024 focused on this LUCA.

**Phase 1: LUCA info sessions (six sessions)**

Promoted through:

Communication channels:	Email lists: ~20,000 unique recipients:
<ul style="list-style-type: none"> <li>• Bellevue Central Calendar</li> <li>• Code and Policy Webpage</li> <li>• Department Newsletter</li> <li>• Neighborhood News</li> <li>• Development Services News</li> <li>• Social Media: Nextdoor, Facebook, Twitter</li> </ul>	<ul style="list-style-type: none"> <li>• Affordable Housing Strategy</li> <li>• Development Services News</li> <li>• Community Development News</li> <li>• Comprehensive Plan</li> <li>• Great Neighborhoods</li> <li>• Neighborhood Associations</li> <li>• Neighborhood Leadership</li> <li>• Bellevue Development Committee</li> </ul>

**Phase 2: LUCA Questionnaire**

Promoted through:

Communication channels:	Email lists:
<ul style="list-style-type: none"> <li>• Code and Policy Webpage</li> </ul>	<ul style="list-style-type: none"> <li>• Same ~20,000 recipients as Phase 1</li> </ul>

**Phase 3: LUCA Draft Release**

Promoted through:

Communication channels:	Email lists: ~4,200 recipients
<ul style="list-style-type: none"> <li>• Code and Policy Webpage</li> </ul>	<ul style="list-style-type: none"> <li>• Weekly Permit Bulletin subscribers</li> </ul>

**Overall Outreach Process:**

