

Housing Opportunities in Mixed-Use Areas (HOMA)

Planning Commission Study Session

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Agenda



Background & Context



HOMA Information



HOMA Districts & Standards



Schedule





Planning Commission Direction

Provide feedback on the key components of the LUCA and direct staff to prepare the proposed LUCA for a public hearing at a future meeting



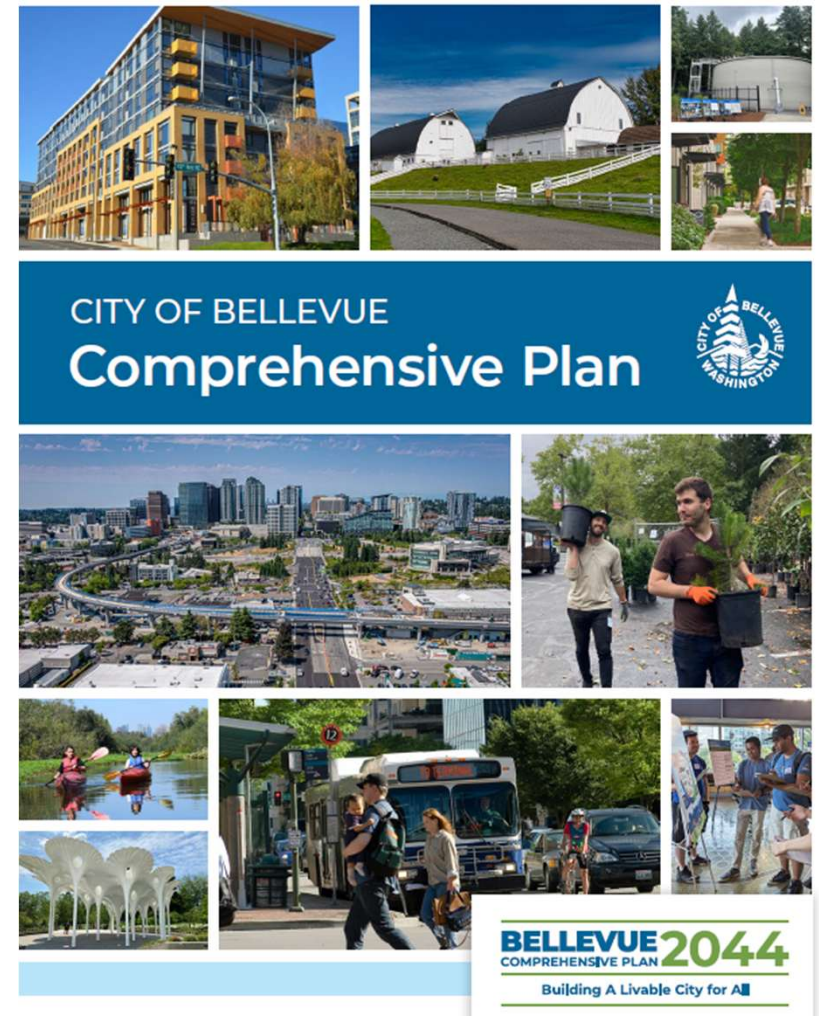
What is HOMA?

- Land Use Code Amendment aimed at encouraging housing and affordable housing in targeted mixed-use areas
- Looks at zoning standards inhibiting housing development
- Creates an affordable housing program
- Updates standards in the Land Use Code to be consistent with new Comprehensive Plan



Policy Alignment

- Align with Bellevue 2044 policies for mixed-use areas, such as:
 - Create diverse housing opportunities
 - Expand affordable housing
 - Foster vibrant, well-served neighborhoods
 - Enable people to live closer to work and shopping



- Includes all mixed-use zones other than Wilburton, BelRed, and East Main
- Rezone areas for consistency with Comprehensive Plan



Affordable Housing: Option A

- Mandatory requirement
 - 10% affordable housing required at 80% AMI
 - 7% at 65% AMI
 - 5% at 50% AMI
- FAR bonus for AH
- Fee-in-lieu option
- Commercial fee
- **Does not apply Downtown**



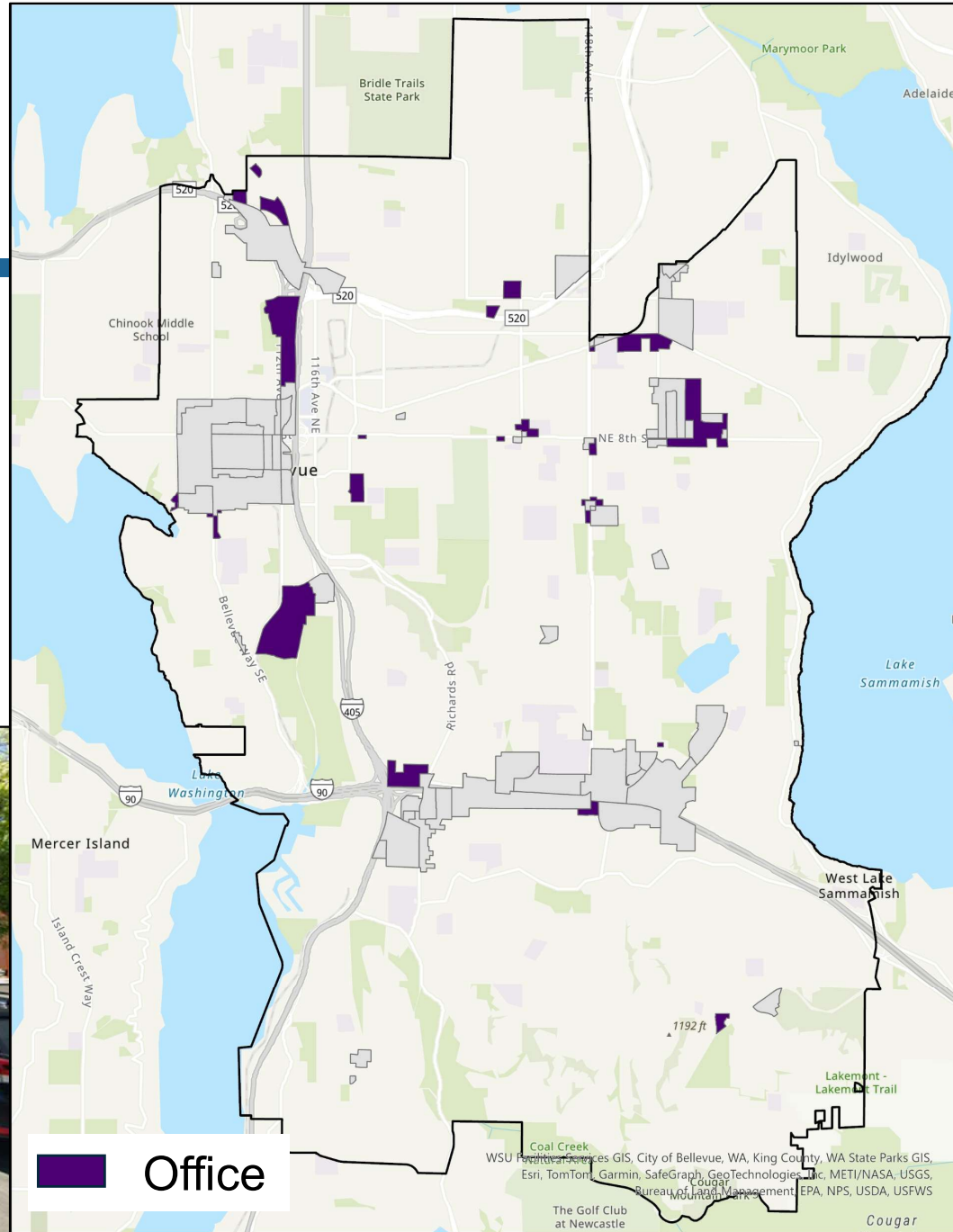
Affordable Housing: Option B

- Voluntary incentive
 - Lowers max FAR and height compared to Option A
 - Can earn additional FAR and height through AH
 - Earn .5 FAR and 10 feet of height for every .2 FAR of AH
 - Up to 1 FAR and 20 feet additional in O, OLB, NB, & CB
 - Up to 1.5 FAR and 30 feet in other districts
 - Maximums equal to Option A

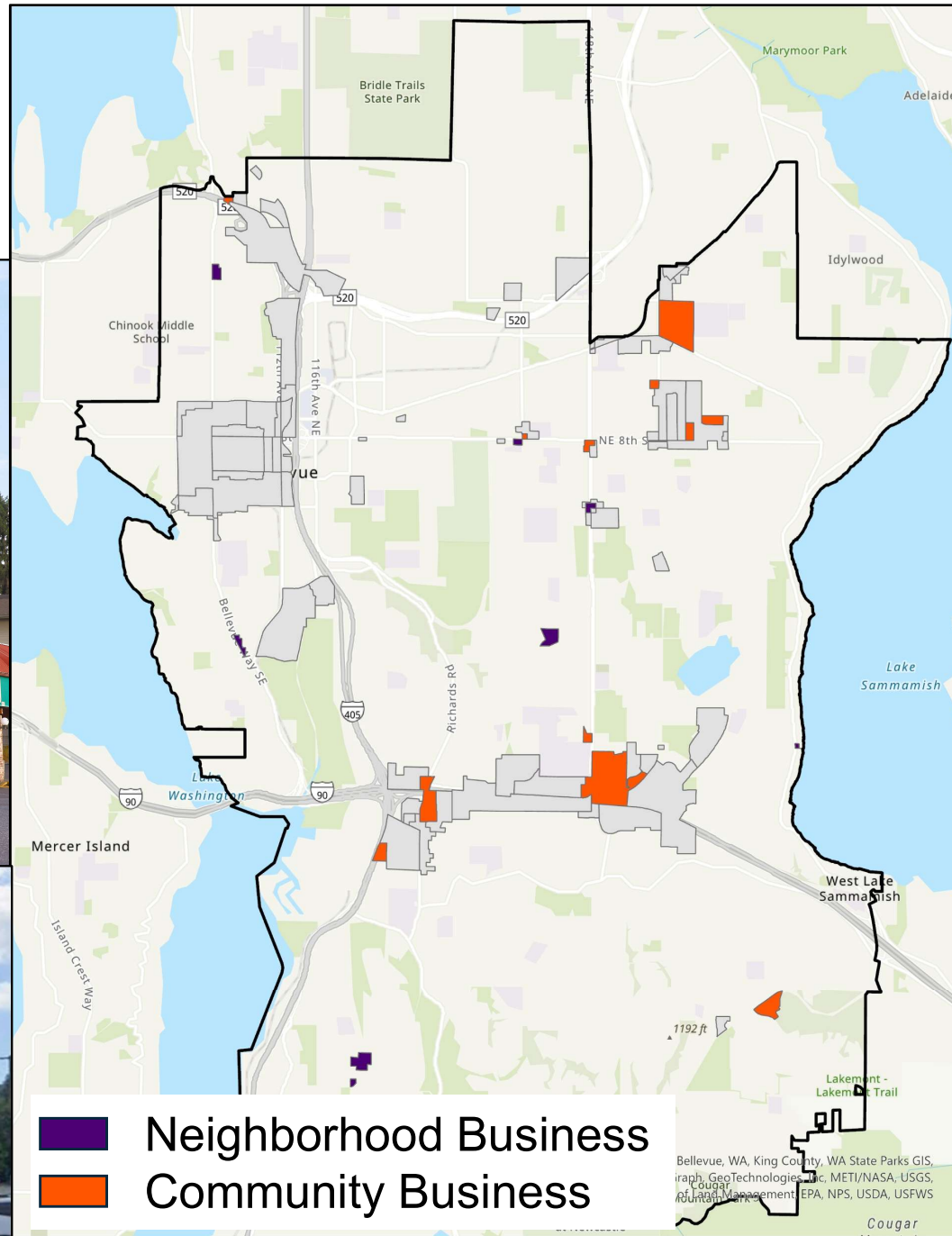


Office

- Proposed Height: 45'/55'
- Replace DU/A limit with FAR
- Proposed FAR: 1



NB & CB



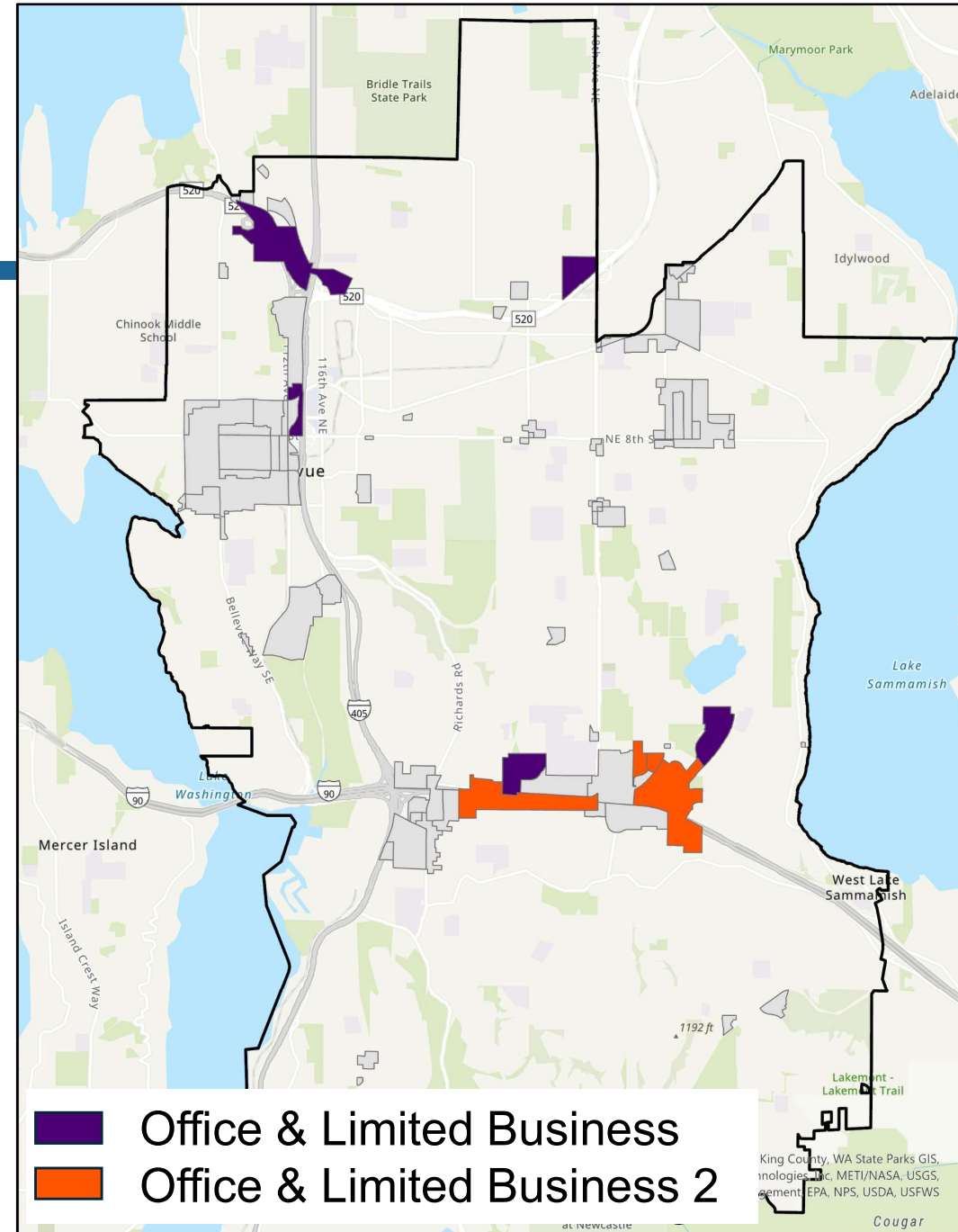
NB & CB

- Proposed Height:
 - NB: 45'/60'
 - CB: 60'
- Replace DU/A limit with FAR
- Proposed FAR:
 - NB: 2
 - CB: 2.5
- 50% of ground floor street frontage must be pedestrian oriented uses



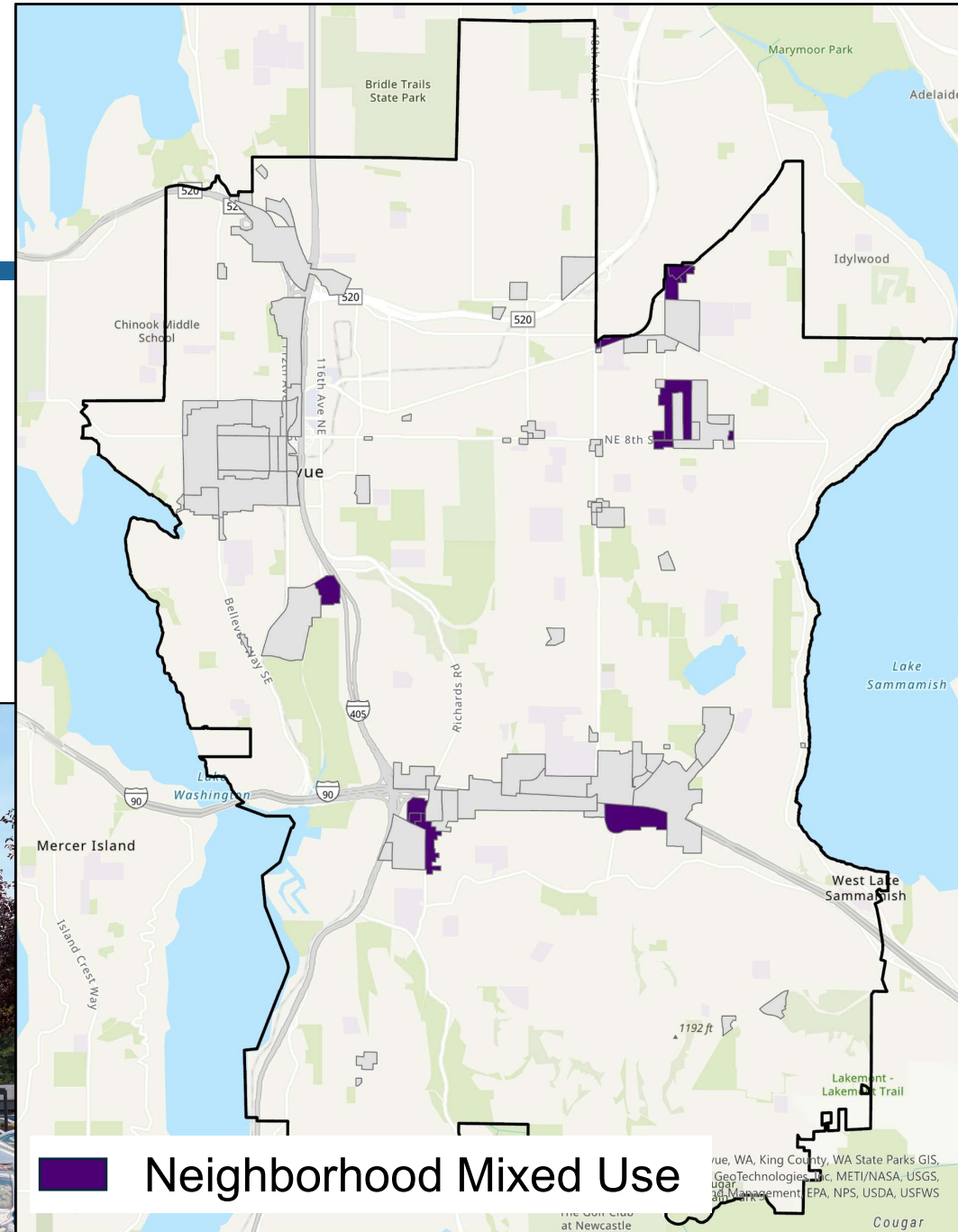
OLB & OLB 2

- Proposed Height:
 - OLB: 45/60'
 - OLB 2: 75'
- Replace DU/A limit with FAR
- Proposed FAR:
 - OLB: 1
 - OLB 2: 2



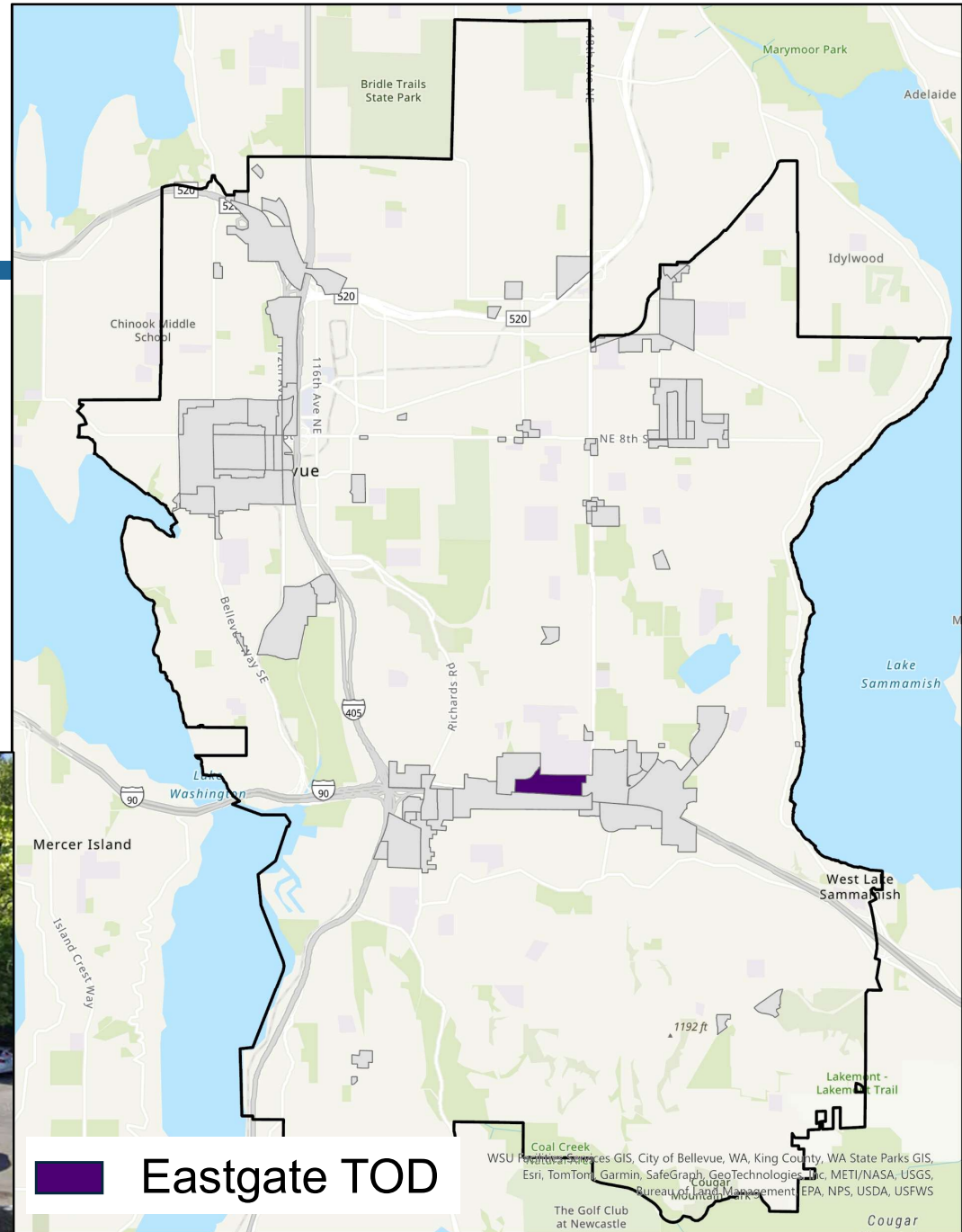
NMU

- Proposed Height: 110'
- Proposed FAR: 4
- 66% of ground floor street frontage must be pedestrian oriented uses



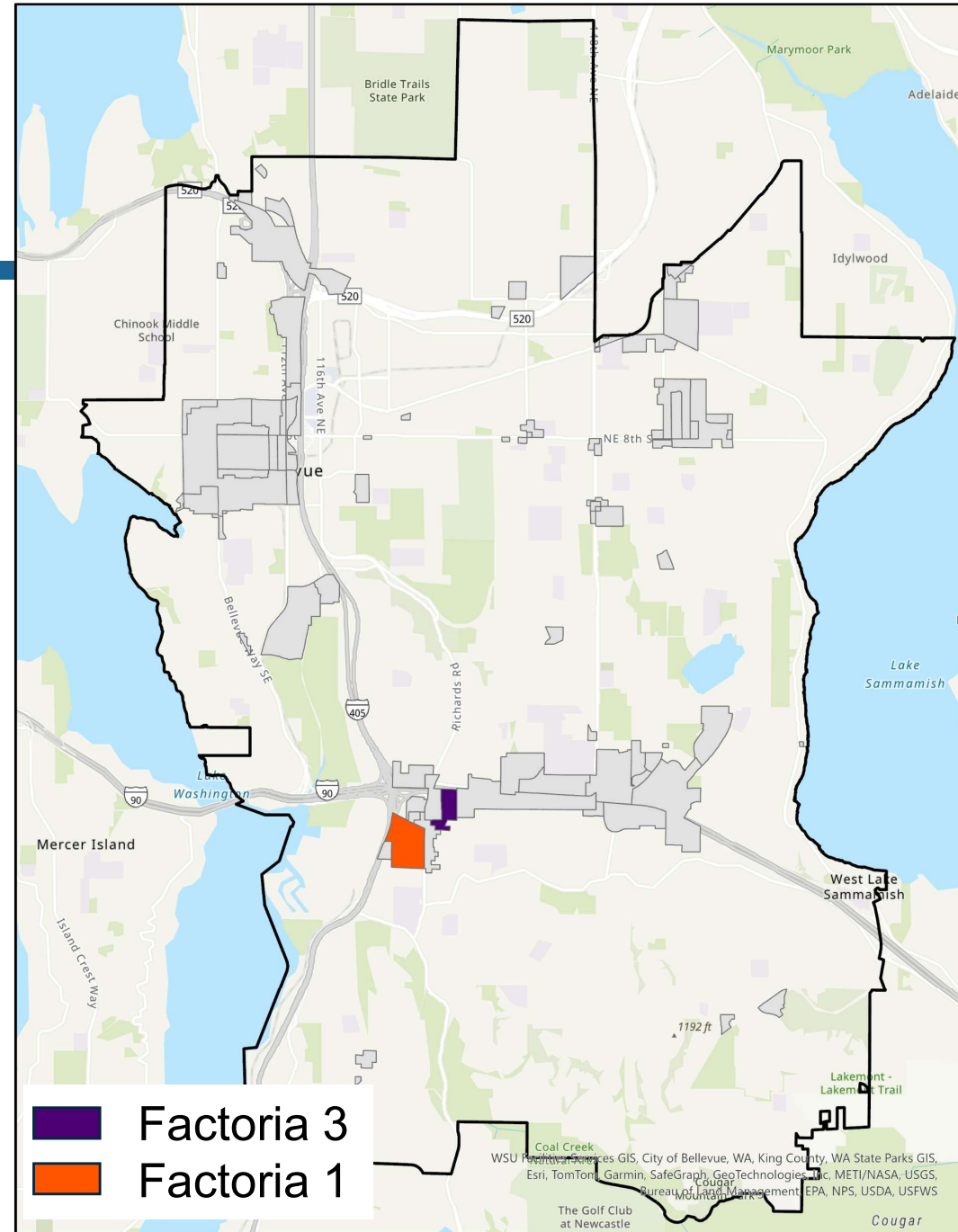
Eastgate TOD

- Proposed Height: 160'
- Proposed FAR: 2
- EG-TOD specific standards maintained with limited changes



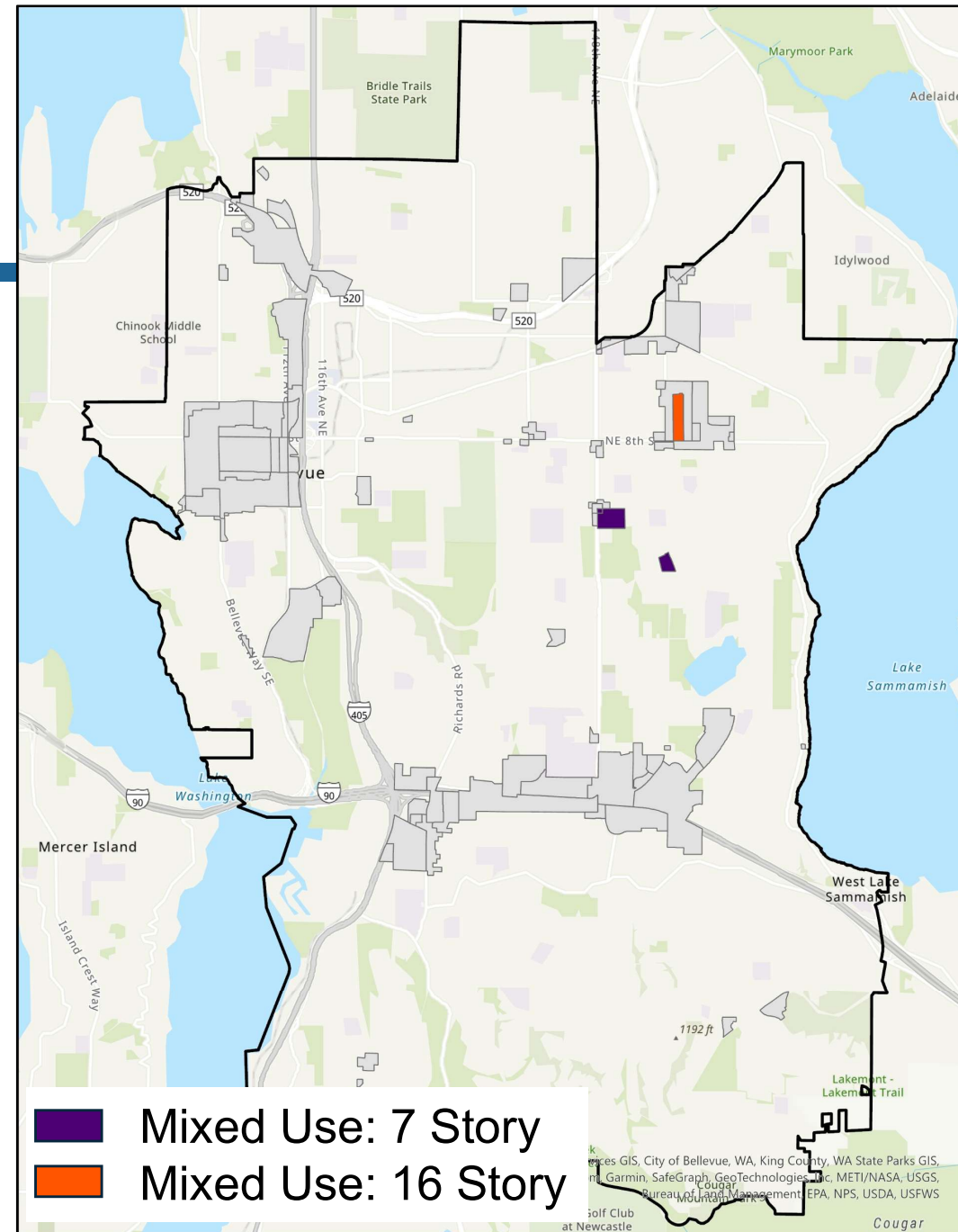
Factoria

- **Rezone F2 district to NMU**
- **Proposed Height:**
 - F3: 135'
 - F1: 80'/170'
- **Proposed FAR:**
 - F3: 4
 - F1: 3/5
- Factoria 1 specific standards maintained with limited changes



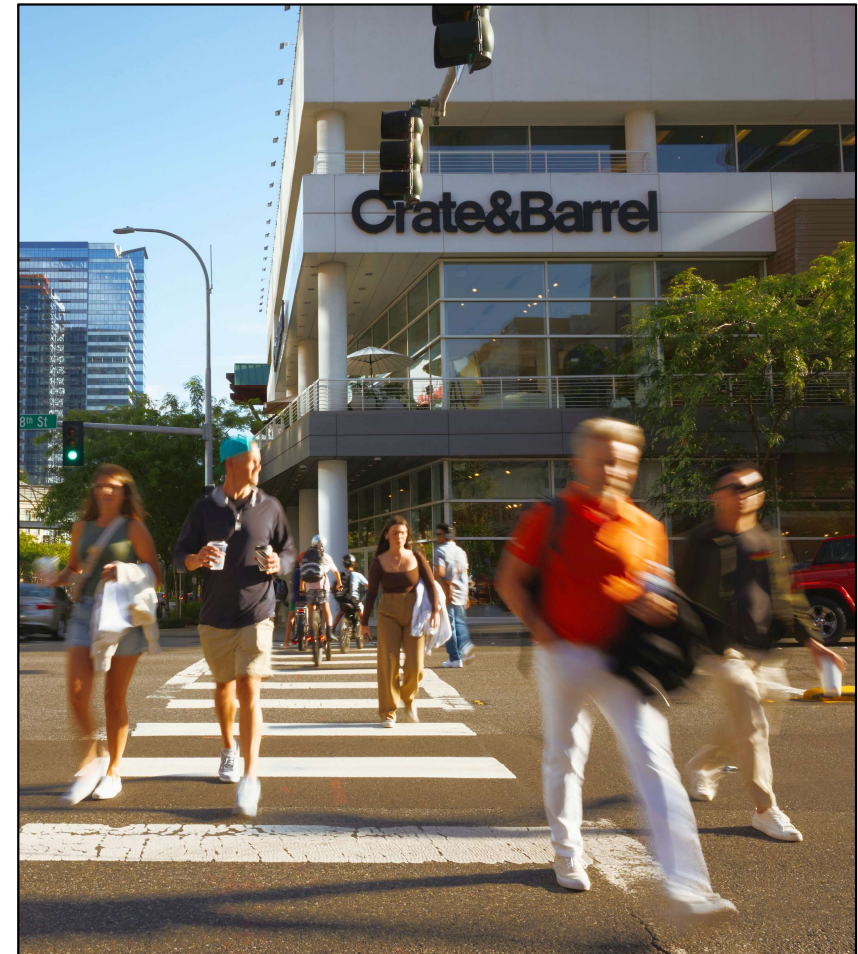
MU 7 & MU 16

- **New districts for FLUM consistency**
- **Proposed Height:**
 - MU7: 80'
 - MU16: 170'
- **Proposed FAR:**
 - MU7: 3
 - MU16: 5
- 66% of ground floor street frontage must be pedestrian oriented uses



Downtown

- Include FAR flexibility provided in IOC
- Projects providing .5 FAR of AH and in the Perimeter Overlay can
 - Increase lot coverage by 5%
 - Decrease stepbacks for buildings less than 100'
 - Increase building heights by 25'
 - Exempt buildings less than 80' in height from floor plate limits
- Add Affordable Housing to Amenity Incentive System
- Allows projects maxing out amenity points to exempt affordable housing square footage
- Maintains “wedding cake”



Community Mixed-Use Design District

- Applies to all districts other than Downtown, F1, & EG-TOD
- Incorporates design requirements from existing Community Retail Design District and OLB/OLB2 standards
- Adds 25' setback for non-residential uses adjacent to any “R-” district and incorporates existing transition area landscaping requirements
- Adds requirements for pedestrian oriented uses within 10' of sidewalk and including entrances on sidewalk with transparency and weather protection



FAR Exemptions

Provide FAR Exemptions for:

- Affordable housing
- Childcare
- Grocery stores
- Non-profit business
- Affordable commercial space
- Open space



Pre-code Drafting Engagement

- Feedback on economic analysis inputs
- Feedback from affordable housing and developer stakeholders on impediments
 - Building Form
 - Site Requirements
 - Parking
 - Use Requirements

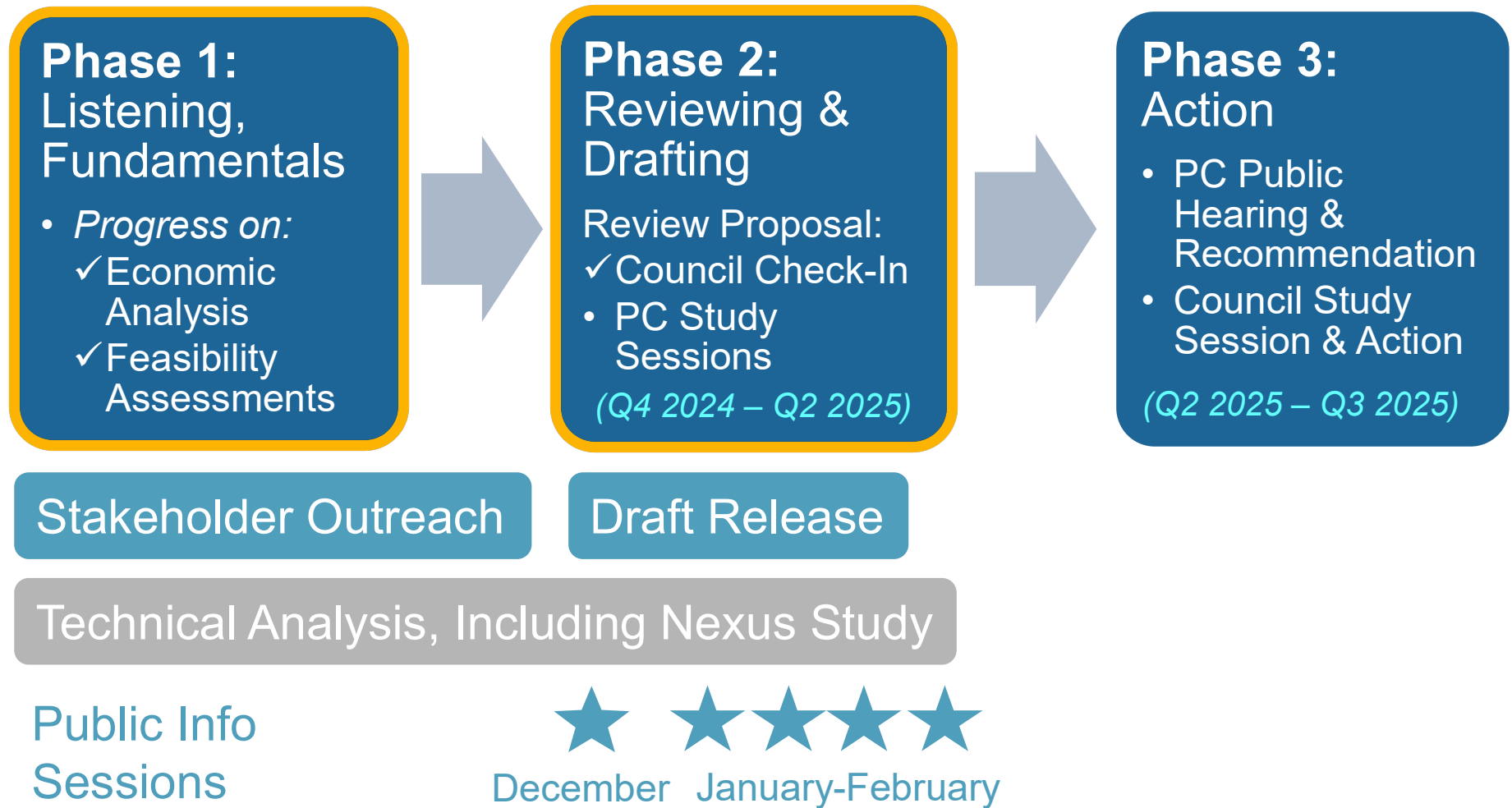


Draft Code Input

- General Concerns:
 - Traffic
 - Parking
 - Over-densifying/ design
- General Support:
 - FAR exemptions
 - More housing/ affordable housing
 - “Third places”



Schedule





Planning Commission Direction

Provide feedback on the key components of the LUCA and direct staff to schedule the public hearing

