



# Project Information: Middle Housing LUCA

## Middle Housing Land Use Code Amendment Planning Commission Recommendation

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 recommendation 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 Planning Commission recommended 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 recommendation compares to the baseline requirements of HB 1110 (Middle Housing) and, where applicable, HB 1337 (Accessory Dwelling Units).
- Another compares the LUCA recommendation 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 need to be verified at the time of permit application using Google Maps or some other verifiable mapping tool. Lots located outside the designated walking distance are not eligible for six units by-right

Citywide	
HB 1110 Density Requirement	LUCA Density Recommendation
<ul style="list-style-type: none"> <li>• <b>Four</b> units/lot</li> <li>• <b>Six</b> units/lot when two are affordable</li> </ul> <p>ADUs <b>may</b> count towards unit density</p> <p><i>Note: Model ordinance does not count ADUs towards unit density</i></p>	<ul style="list-style-type: none"> <li>• <b>Four</b> units/lot</li> <li>• <b>Six</b> units/lot when two are affordable</li> <li>-or-</li> <li>• <b>Six</b> units/lot with in-lieu fee of \$150,000/unit</li> </ul> <p>AADUs <b>do not</b> count towards unit density DADUs <b>do</b> count towards unit density</p>

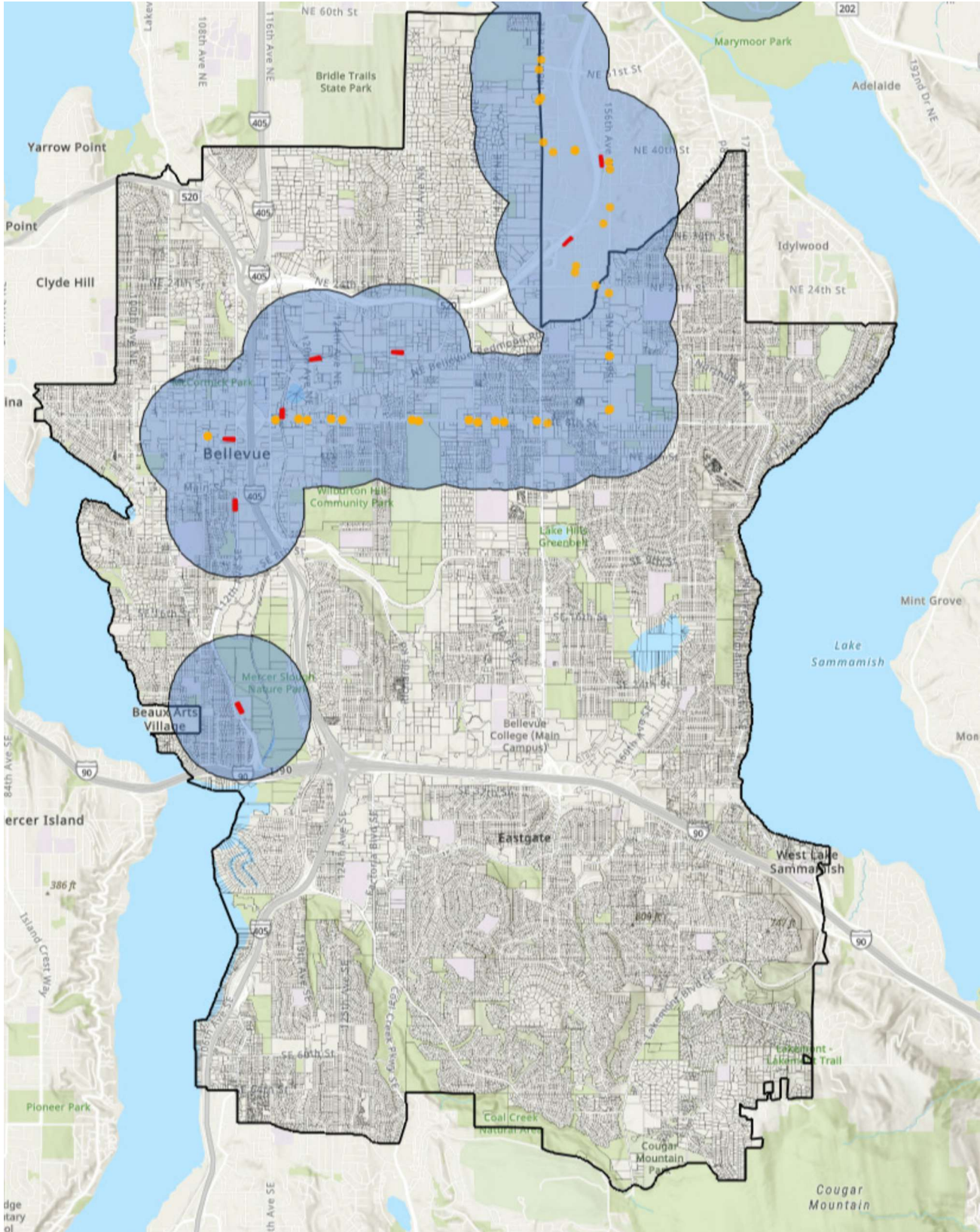
## Major Transit Stops

### HB 1110 Density Requirement

- **Six** units/lot within:  
**1/4 mile** walking distance of a Major Transit Stop

### LUCA Density Recommendation

- **Six** units/lot within:  
**1/2 mile** walking distance of a Major Transit Stop





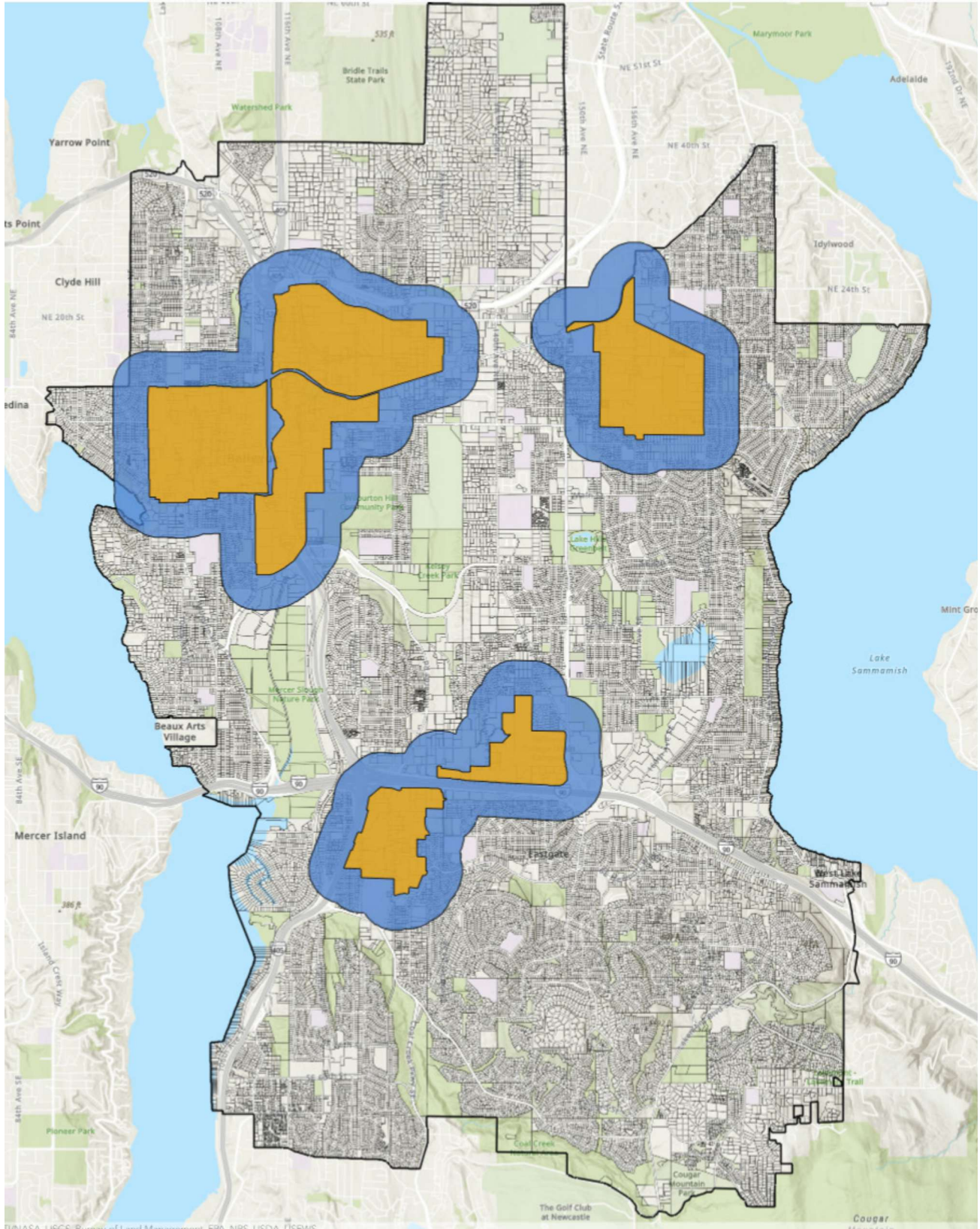
## Regional and Countywide Growth Centers

### HB 1110 Density Requirement

N/A

### LUCA Density Recommendation

- **Six** units/lot within:  
**1/4 mile** walking distance of a Regional or Countywide Growth Center



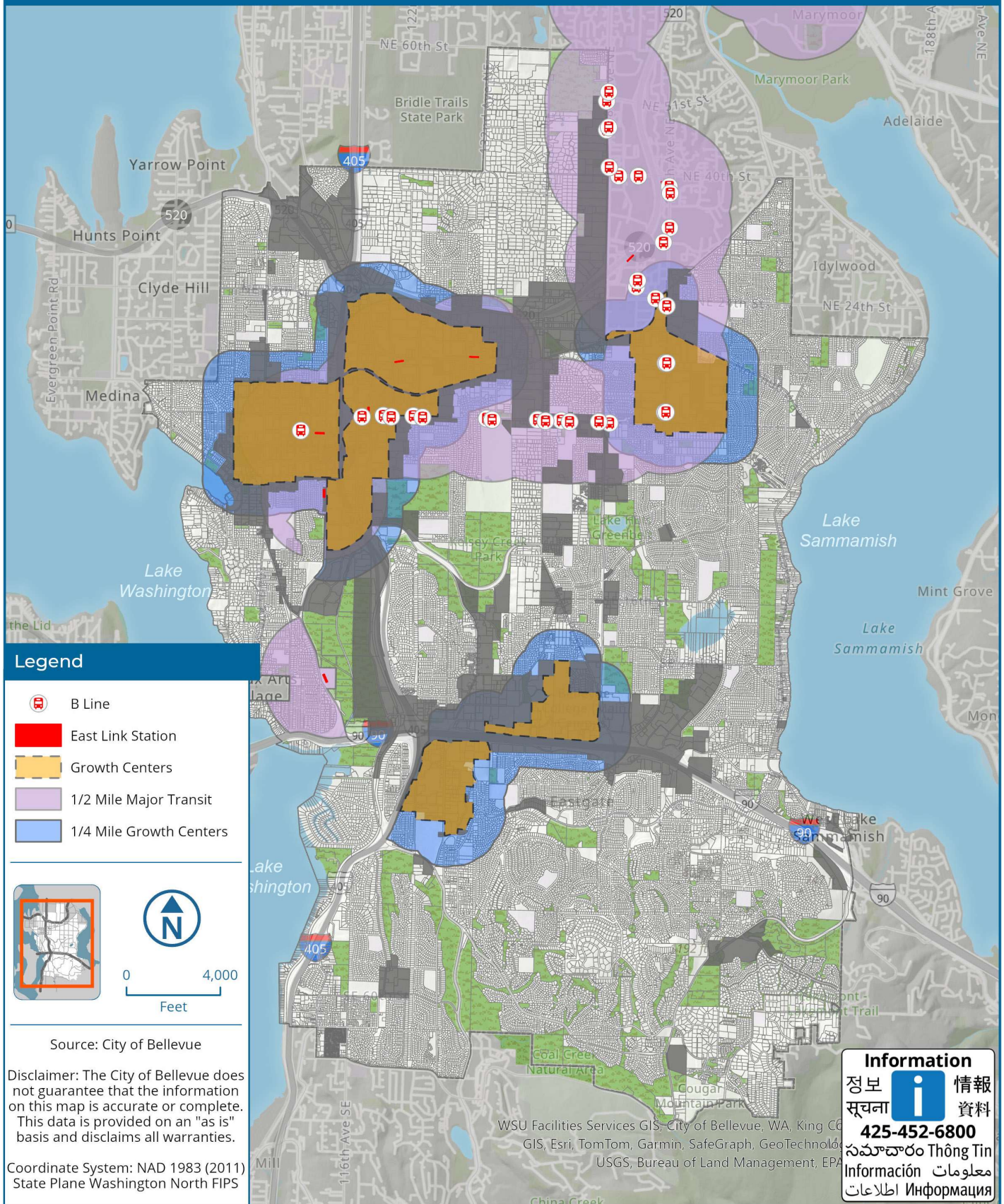


## Citywide Impact



# Middle Housing Land Use Code Amendment

## Planning Commission Recommendation



Parking - Middle Housing & ADUs			
HB 1110 Requirement		LUCA Recommendation	
<ul style="list-style-type: none"><li>1 space/unit for lots ≤ 6,000 sf</li><li>2 spaces/unit for lots &gt; 6,000 sf</li></ul>		<ul style="list-style-type: none"><li>1 space/unit</li></ul>	
Parking exempt within 1/2 mile walking distance from a Major Transit Stop		Same as HB 1110 minimum requirement	
Dimensional Comparison to State Model Ordinance			
Standard	State Model Ordinance & Guidance	LUCA Recommendation	
FAR	All Lots	Lots ≤ 10,000 sf	Lots > 10,000 sf
	1 unit: 0.6 2 units: 0.8 3 units: 1.0 4 units: 1.2 5 units: 1.4 6 units: 1.6	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
<i>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</i>			
Building Height	35 ft  <i>Note: Guidance suggests 40 feet with a 3:12 pitch</i>	38 ft	
Front Setback	15 ft, or 10 when three or more units are proposed	LL-1 (previously R-1): 25 ft LL-2 (previously R1.8): 20 ft SR-1 – SR-4 (previously R-2.5-R-5): 10 feet	
Rear Setback	15 ft, or 10 feet when three or more units are proposed.  Zero feet near alley	LL-1 & LL-2: 15 ft SR-1 & SR-2(previously R-2.5 & 3.5): 15 ft SR-3 – SR-4: 10 ft	
Side Setback	5 ft	5 ft *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%  <i>Note: Additional 5% for cottage housing projects</i>	



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

Phase 3: LUCA Draft Release

Promoted through:

Communication Channels	Email Lists: ~ 4,200 unique 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:

