

Housing Opportunities in Mixed-Use Areas (HOMA)

Planning Commission Study Session

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Agenda



Background & Context



HOMA Information



HOMA Districts & Standards



Engagement & Input



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



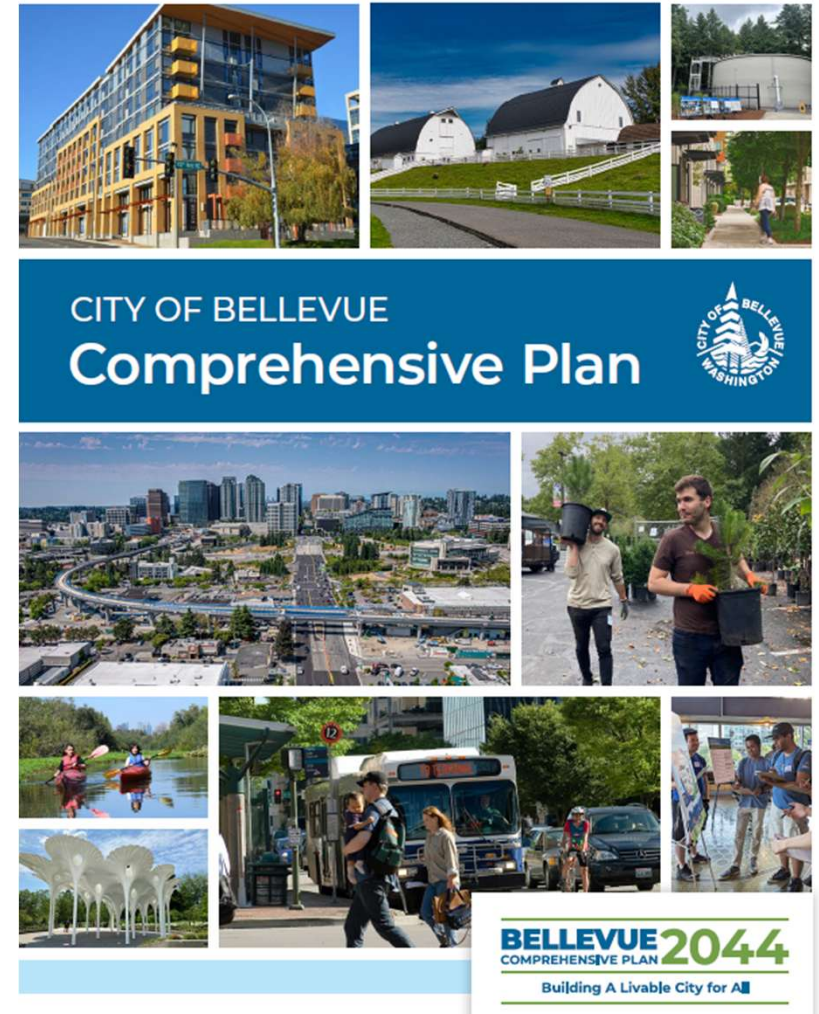
What is HOMA?

- 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



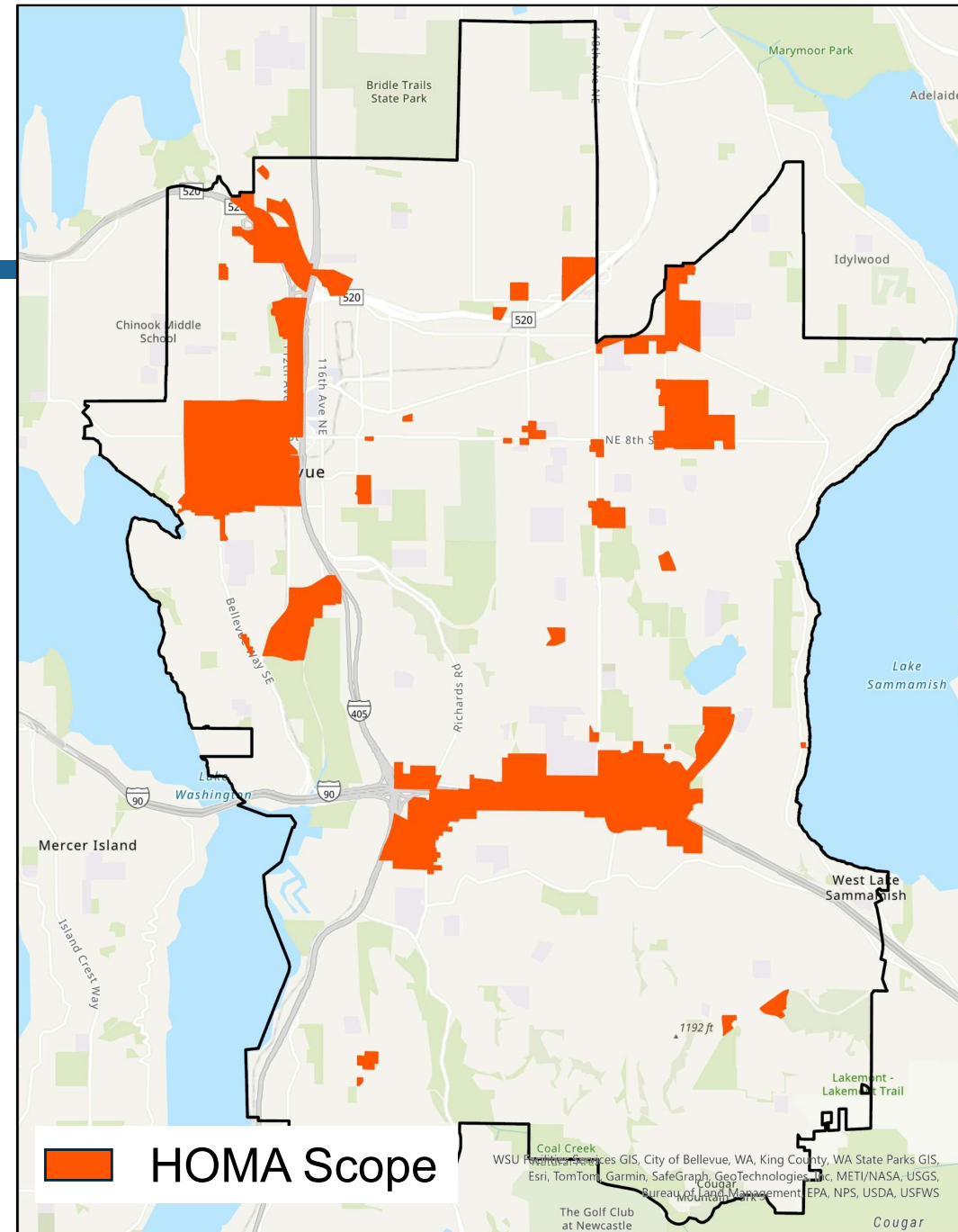
Policy Alignment

- 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

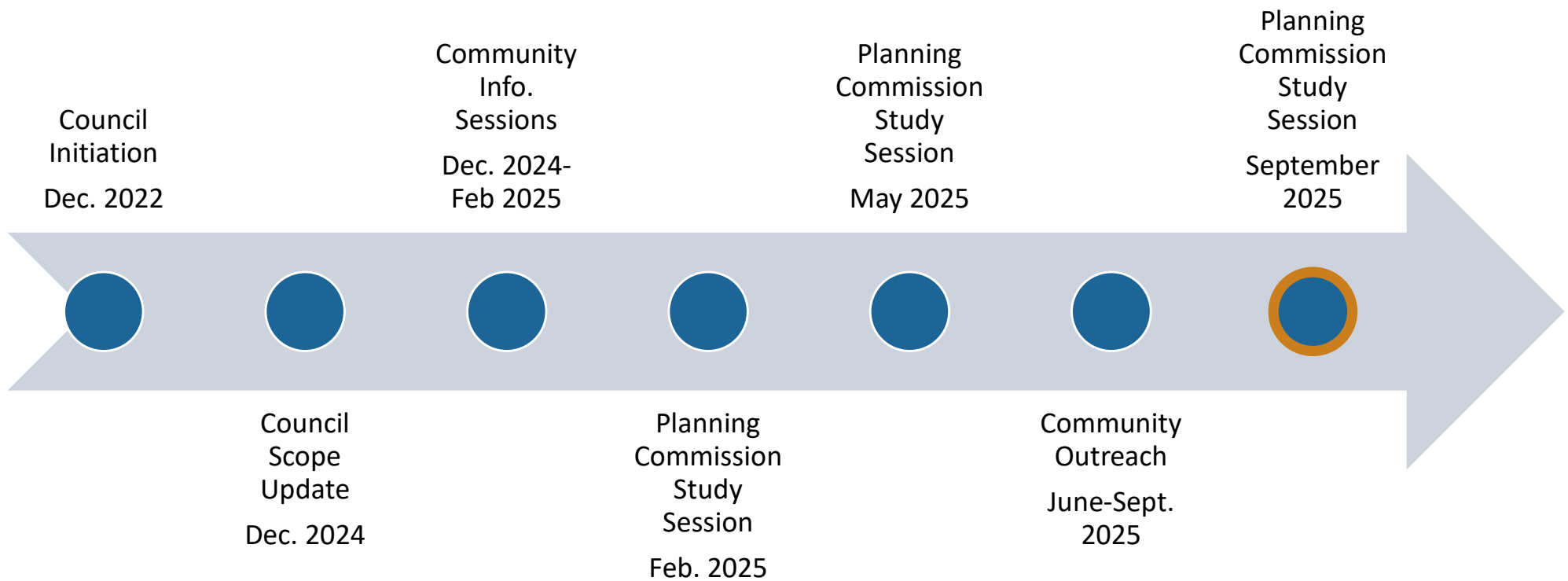


Geographic Scope

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



Process



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**

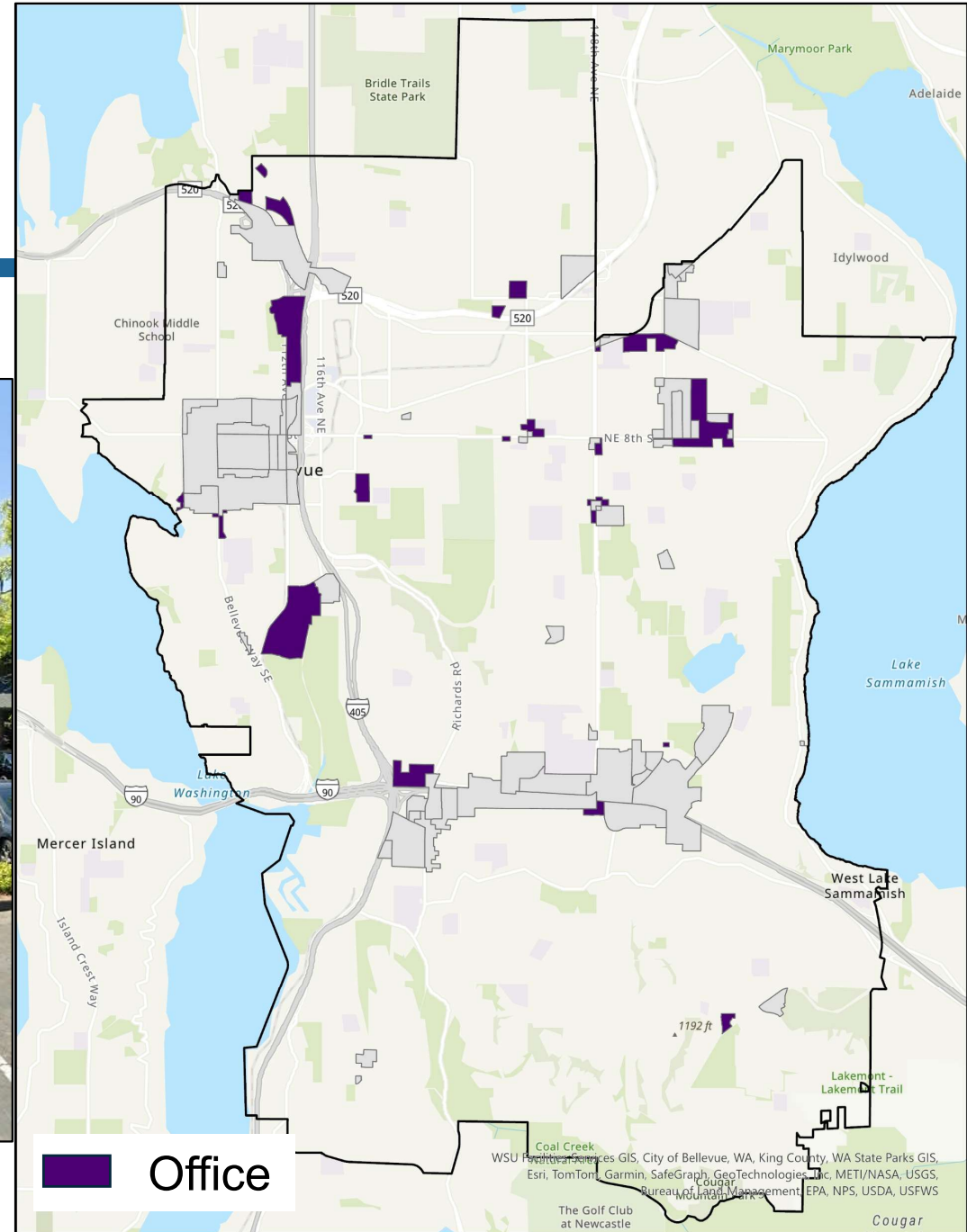
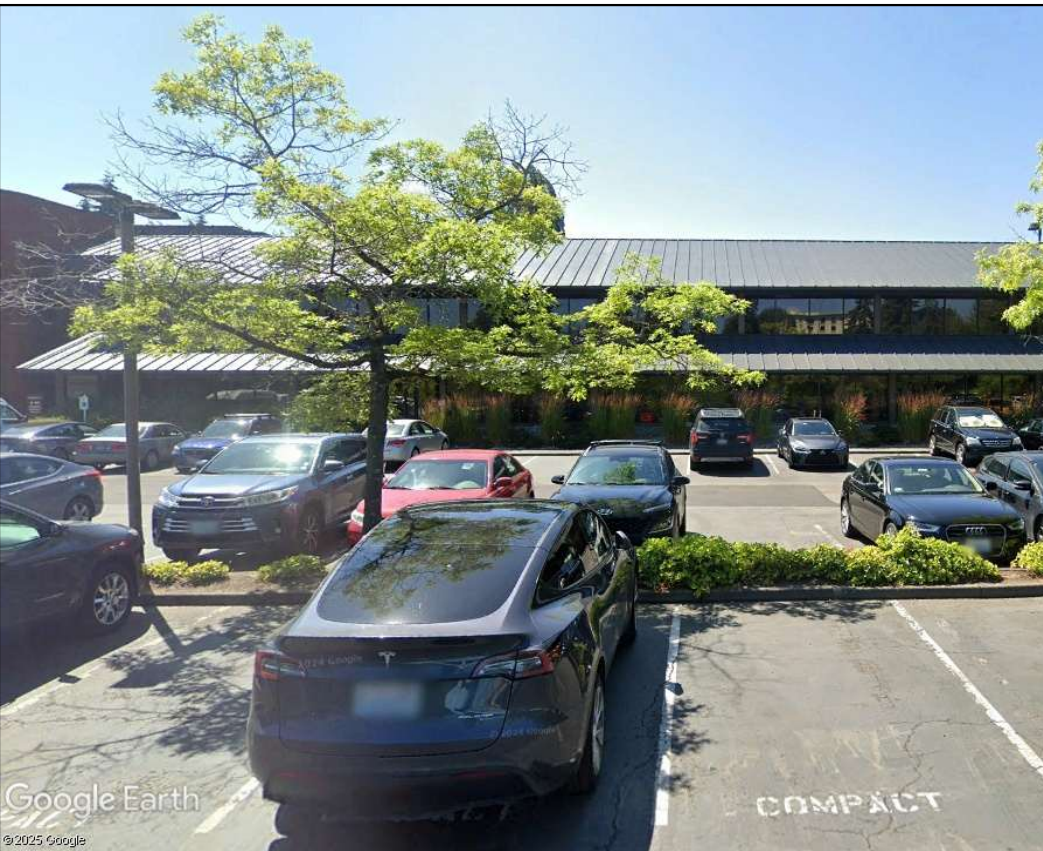


Affordable Housing: Option B

- 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

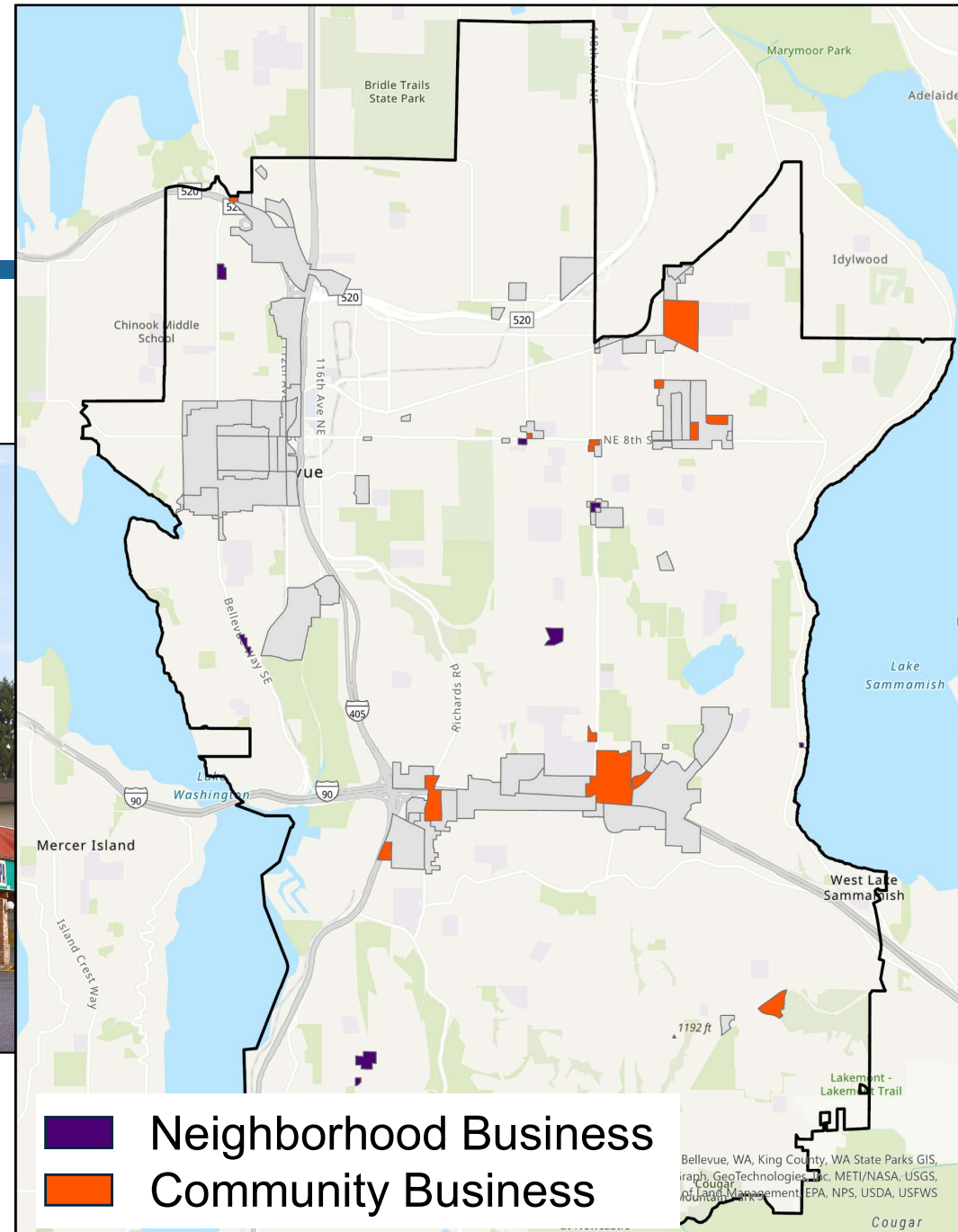


Office

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



NB & CB

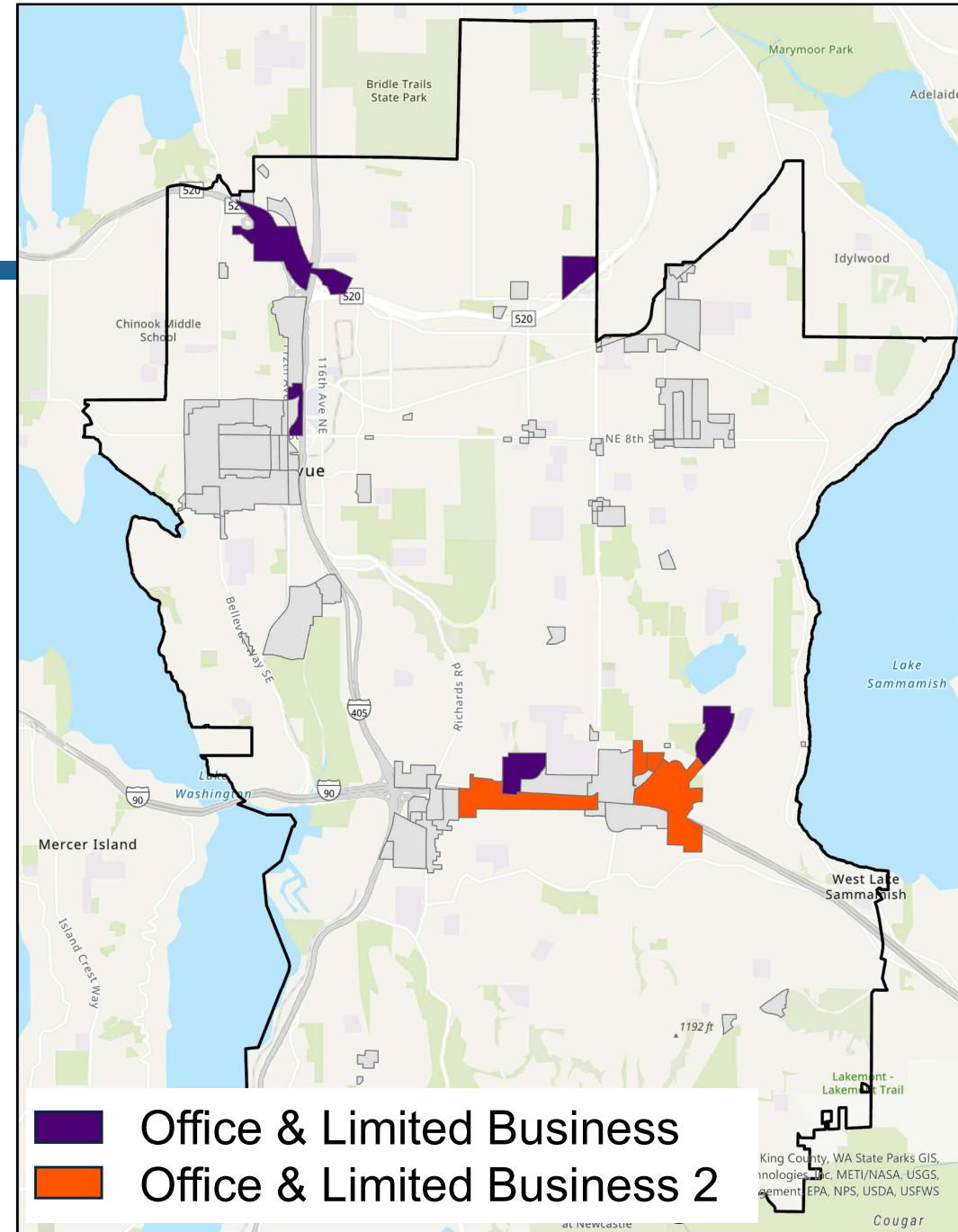


NB & CB

- 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

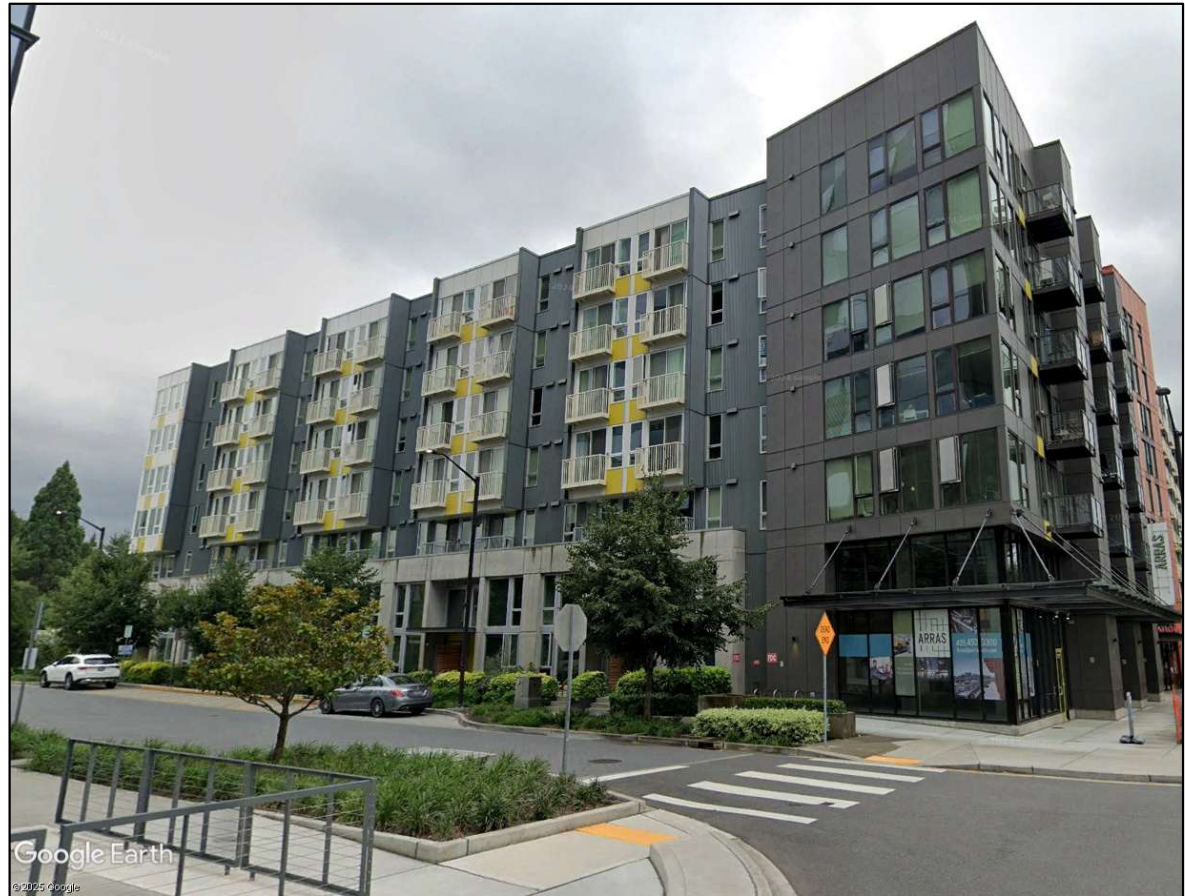


OLB & OLB 2

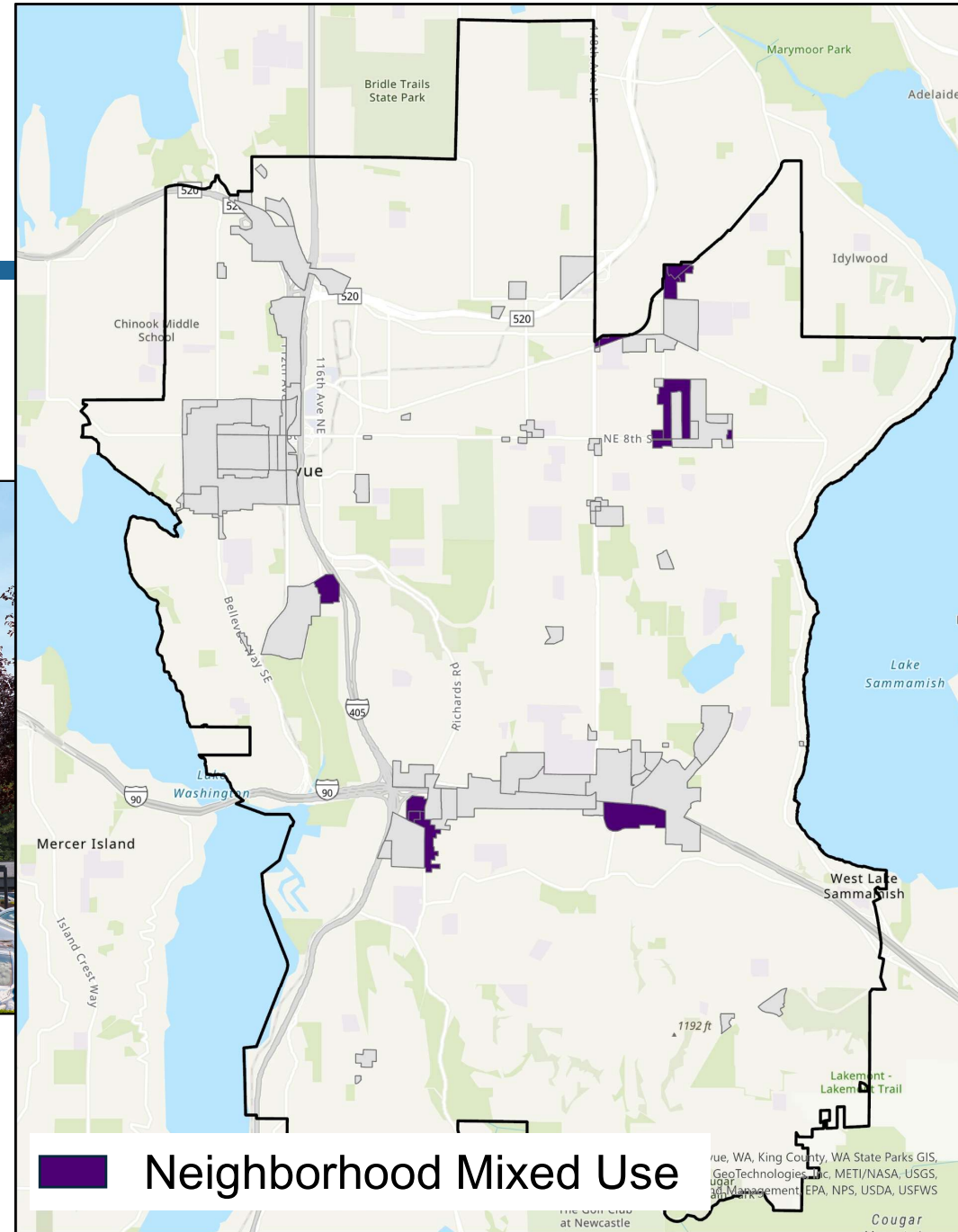


OLB & OLB 2

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

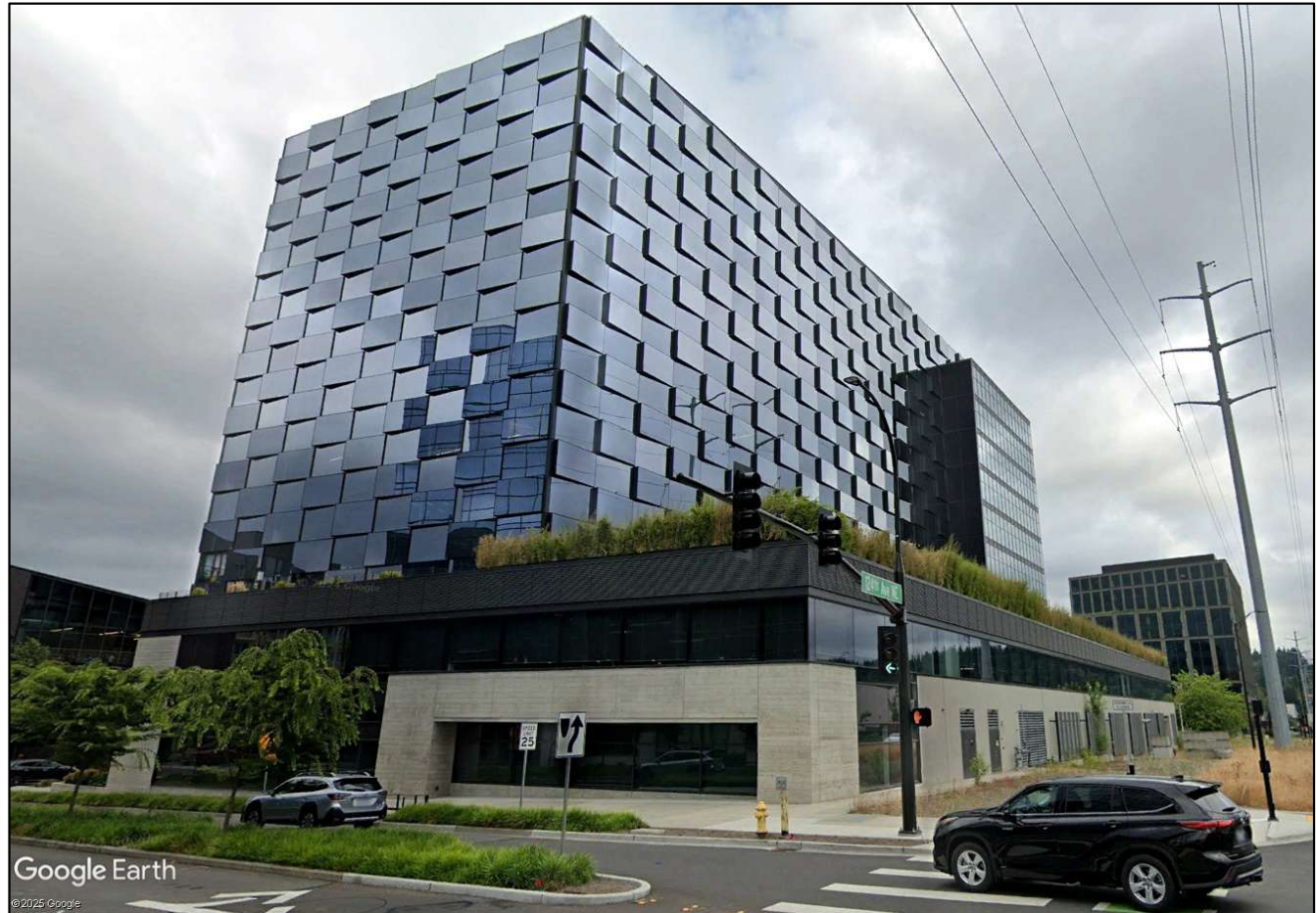


NMU

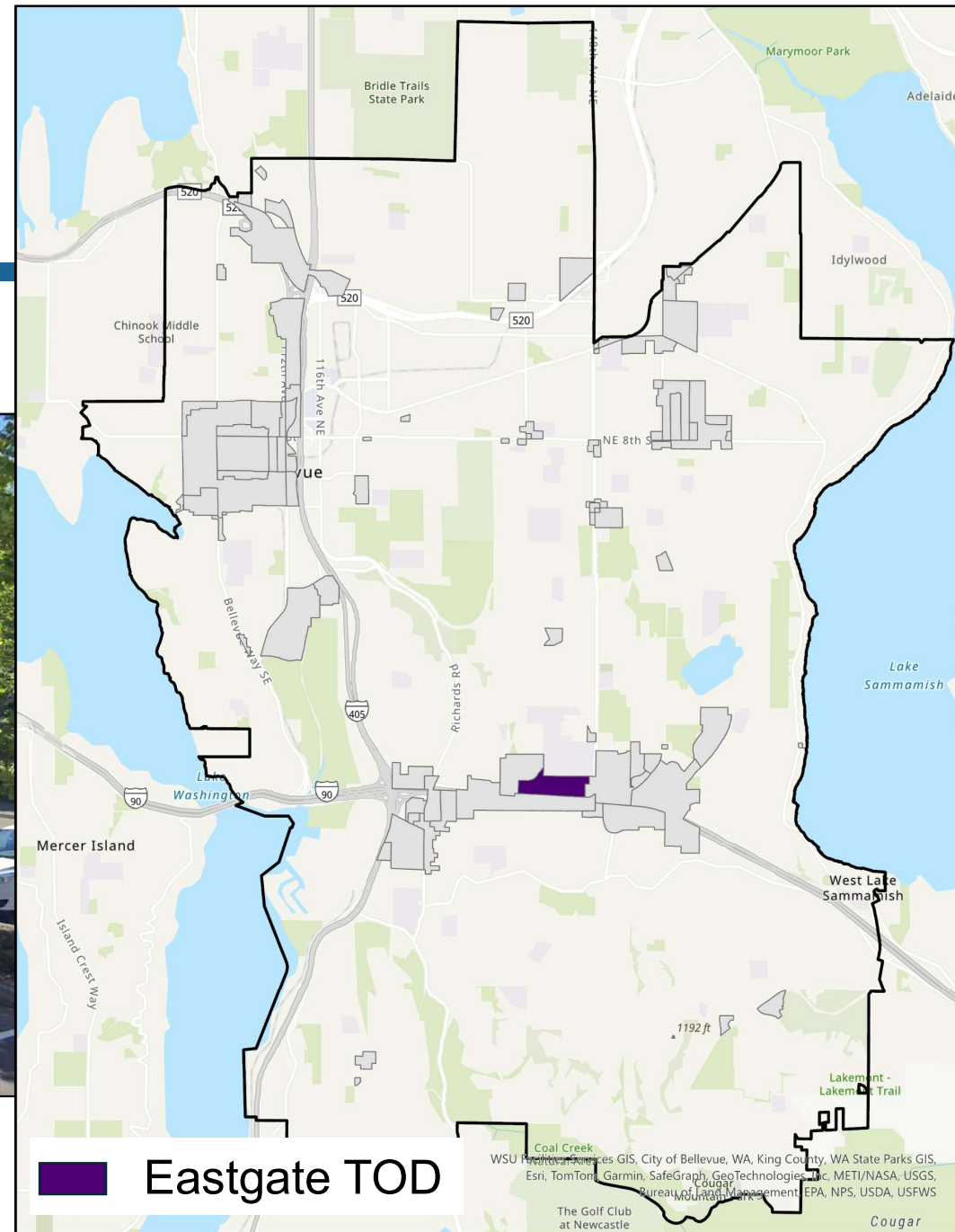


NMU

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



Eastgate TOD

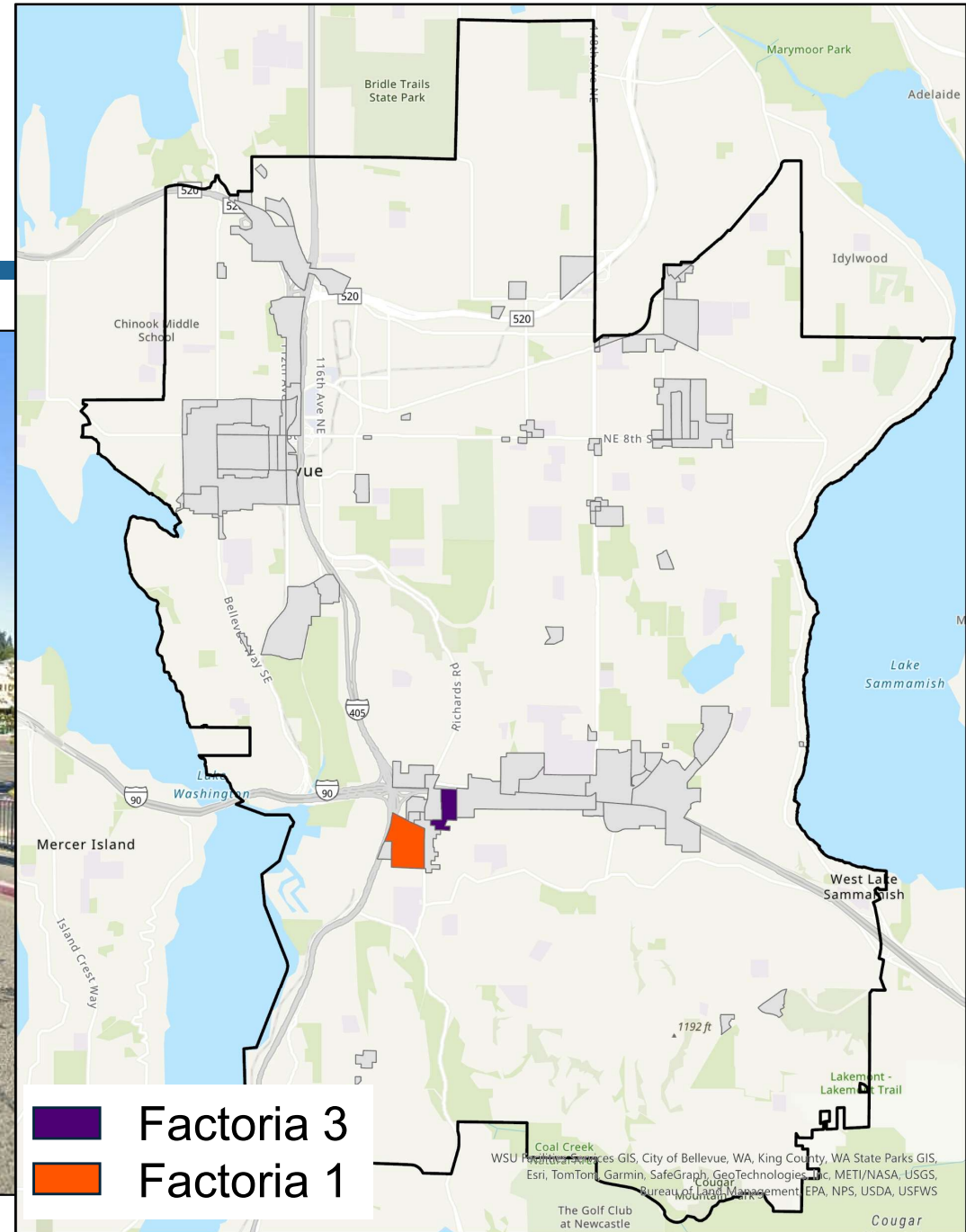


Eastgate TOD

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



Factoria



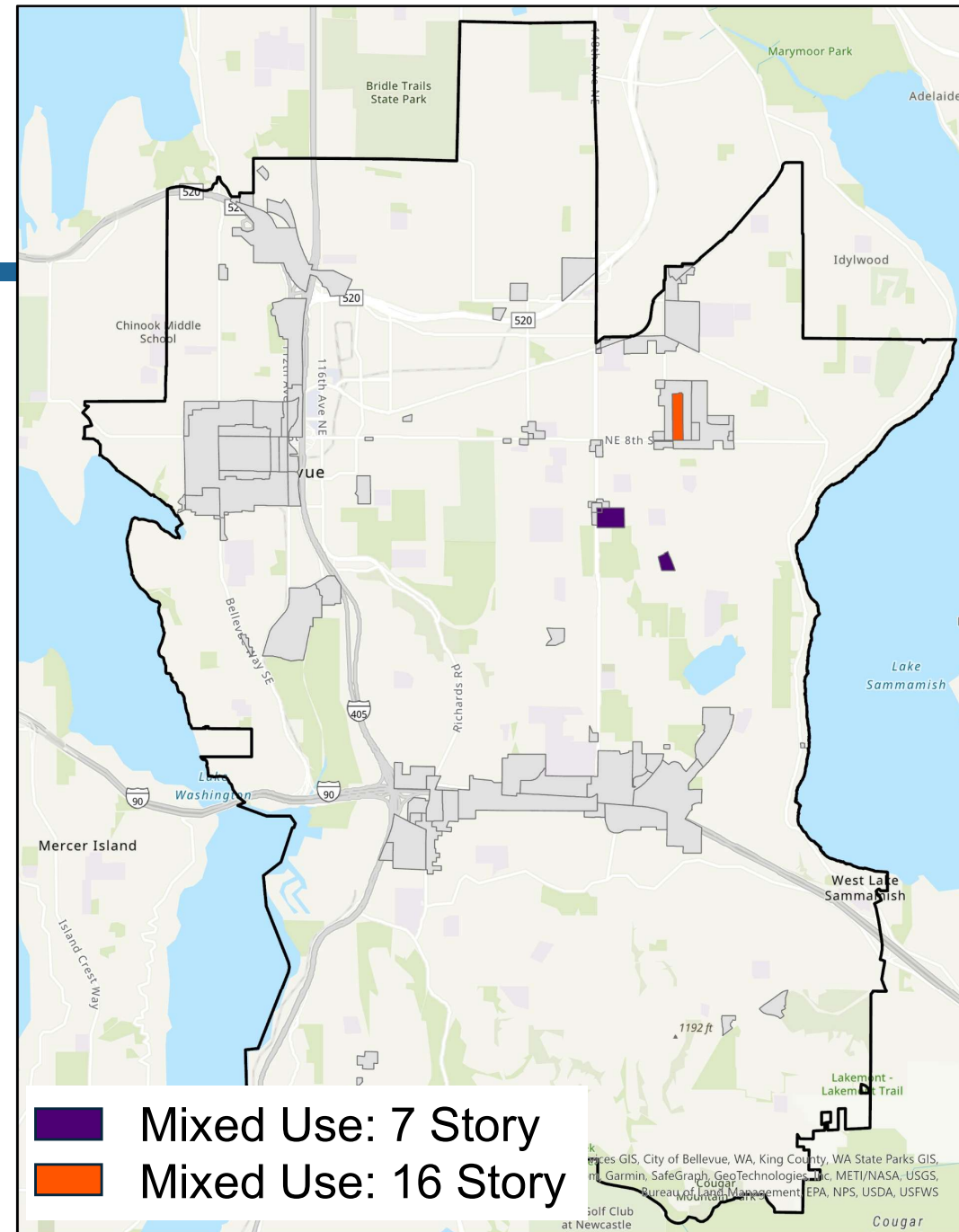
Factoria

- **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



Community Mixed-Use Design District

- Applies to all districts except Downtown, F1, & EG-TOD
- Incorporates design standards and requirements from existing Community Retail Design District and OLB/OLB2
- Requires 25' setback and transition landscaping for non-residential uses next to residential districts
- **New:** 15' upper-level stepback for facades over 80' within 50' of a residential property
- Requires pedestrian-oriented uses within 10' of sidewalk, with entrances, transparency, and weather protection



FAR Exemptions

FAR exemptions to encourage the following community benefits:

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



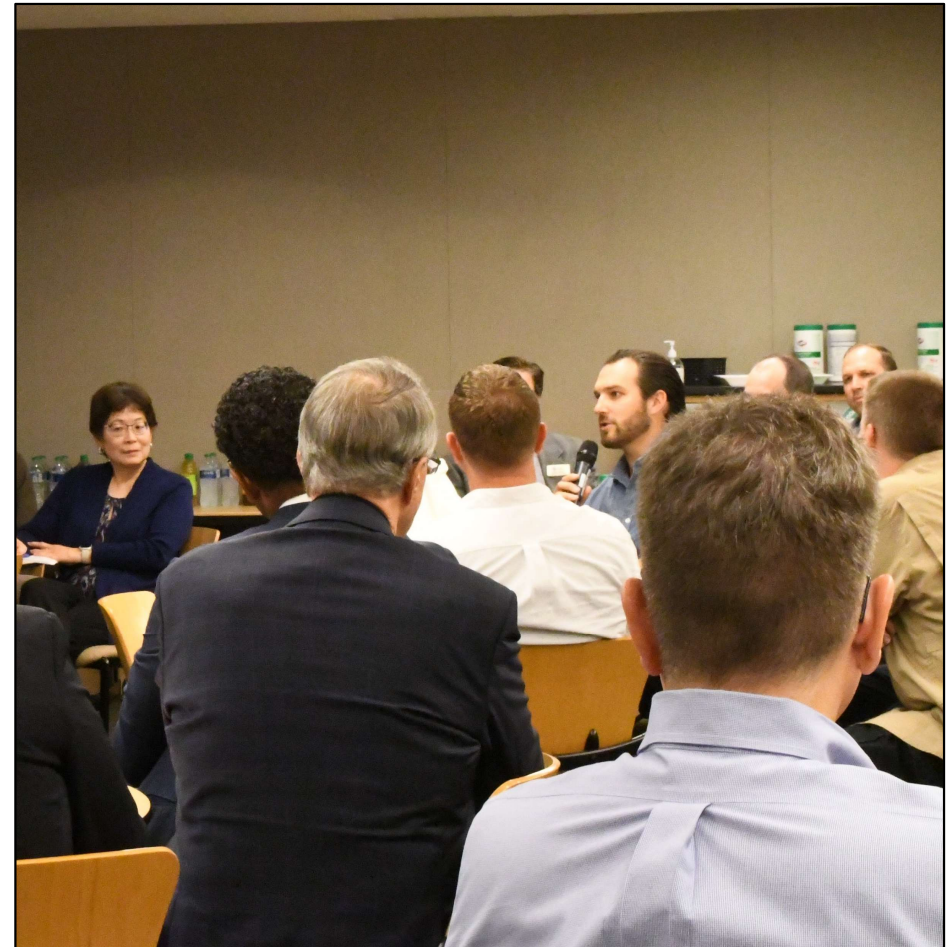
Future Updates

- Reorganize Affordable Housing Section (20.20.128) into separate chapter of the LUC
- Consolidate non-conforming language into single section (20.20.561)
 - Direction from Council
 - Will be based on updated Wilburton Non-conforming language
 - Includes Special Districts- Downtown, East Main, BelRed



Pre-code Drafting Engagement

- Technical feedback on economic analysis inputs (e.g., cost assumptions, cap rates, developer pro forma assumptions)
- 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”



Code Outreach

- 6 Info Sessions
 - 3 Virtual
 - 3 In-person
- Meetings with groups and individuals as requested
 - Bellevue Network on Aging
 - Bellevue Development Committee
 - Newport Community Coalition
 - Newport Community Club
 - Eastside Urbanism
 - Bellevue Chamber of Commerce PLUSH Committee
 - Eastside Affordable Housing Coalition
 - Eastside Housing Roundtable
- Other in-person events
 - Eastgate Community Block Party
 - Bellevue International Festival

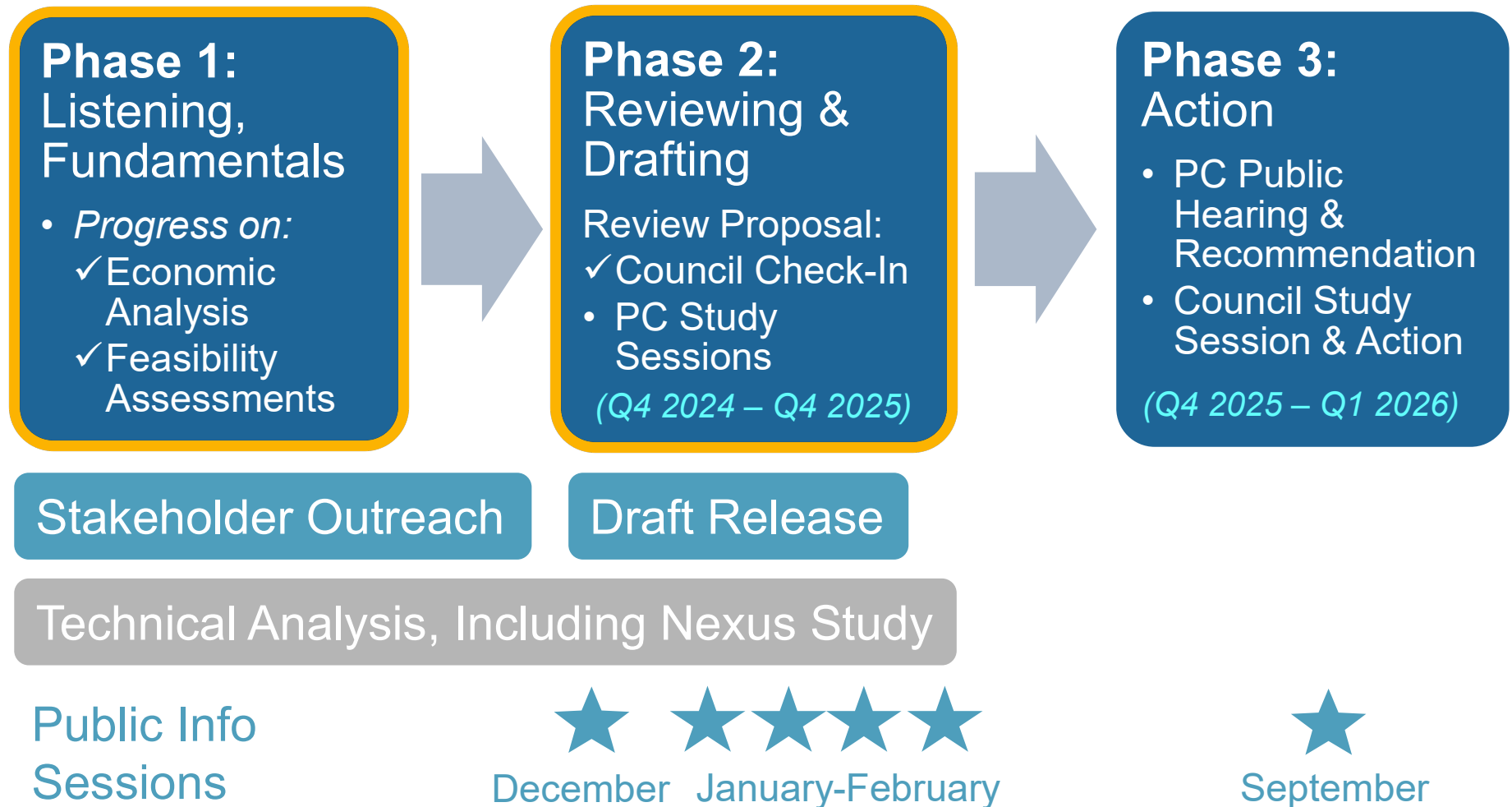


May PC Input

- Concerns over form standards:
 - Building height
 - Upper-level setbacks
 - Transition areas
- Request to provide more information to the public:
 - Distributed informational booklet
 - Hosted tables at Eastgate Block Party & Bellevue International Festival
 - Held additional virtual session

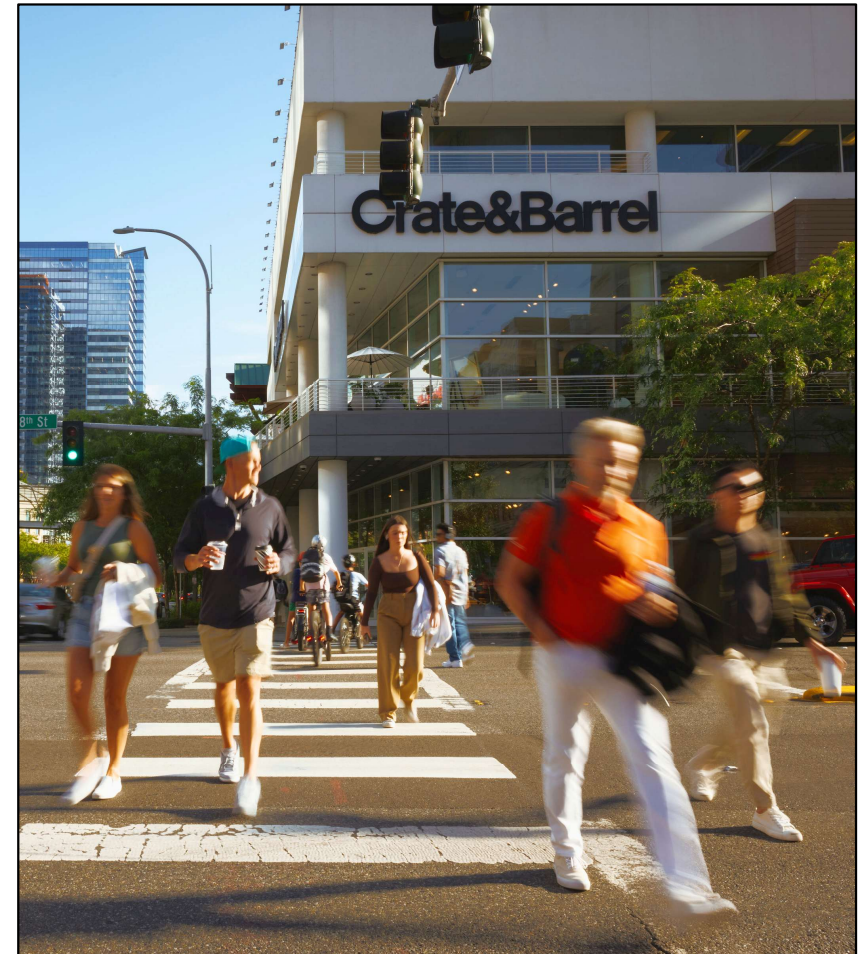


Schedule



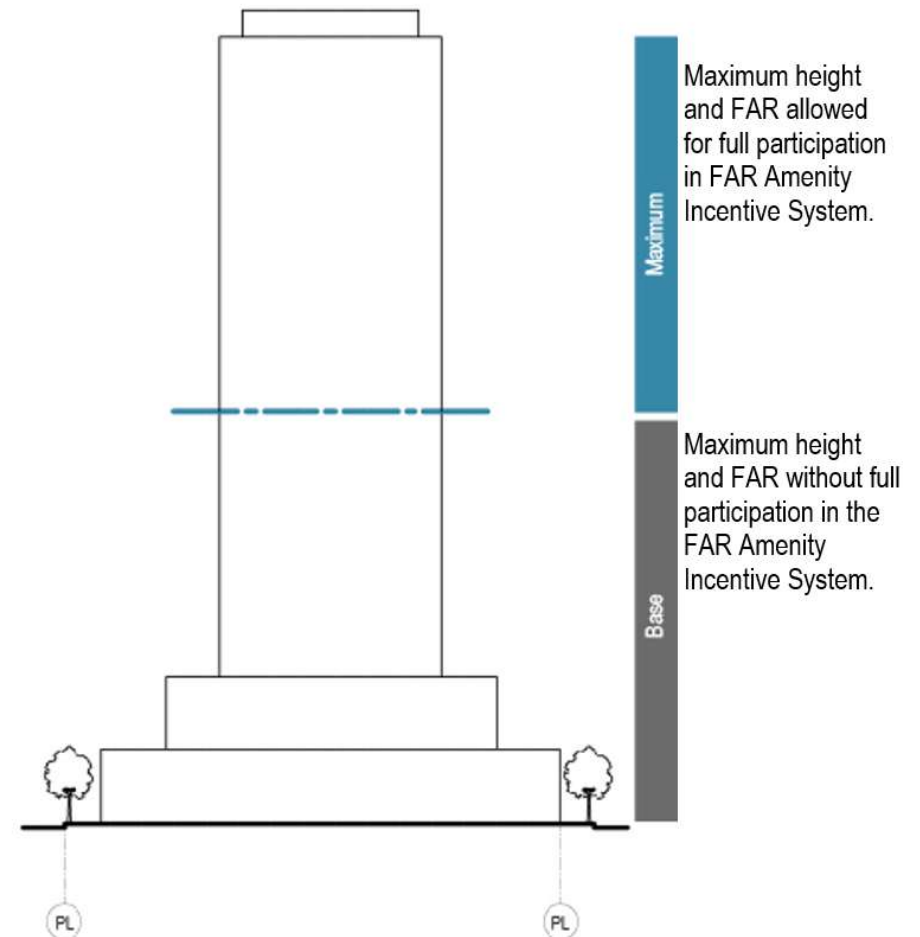
Downtown

- Include FAR flexibility provided in IOC
- Projects providing .5 FAR of AH and in the Perimeter Overlay can
 - Increase lot coverage by 5%
 - Decrease setbacks for buildings less than 100'
 - Increase building heights by 25'
 - Exempt buildings less than 80' in height from floor plate limits
- **Update:** Provides bonus for AH square footage if not used as Amenity Incentive
- Maintains “wedding cake”



Downtown Amenity Incentive

- Add AH to Amenity Incentive System
 - First 25% of points must be AH or fee-in-lieu (\$13/point)
 - Next 50% of points must be open space or fee-in-lieu (\$38.65/point)
 - Final 25% developer's choice
- 4:1 bonus ratio for AH provided



Downtown Amenity Incentive Example

The Eight- DT-O-2N

Base FAR: **5.4**

Max FAR: **6.0**

Base floor area: **425,887 sq. ft.**

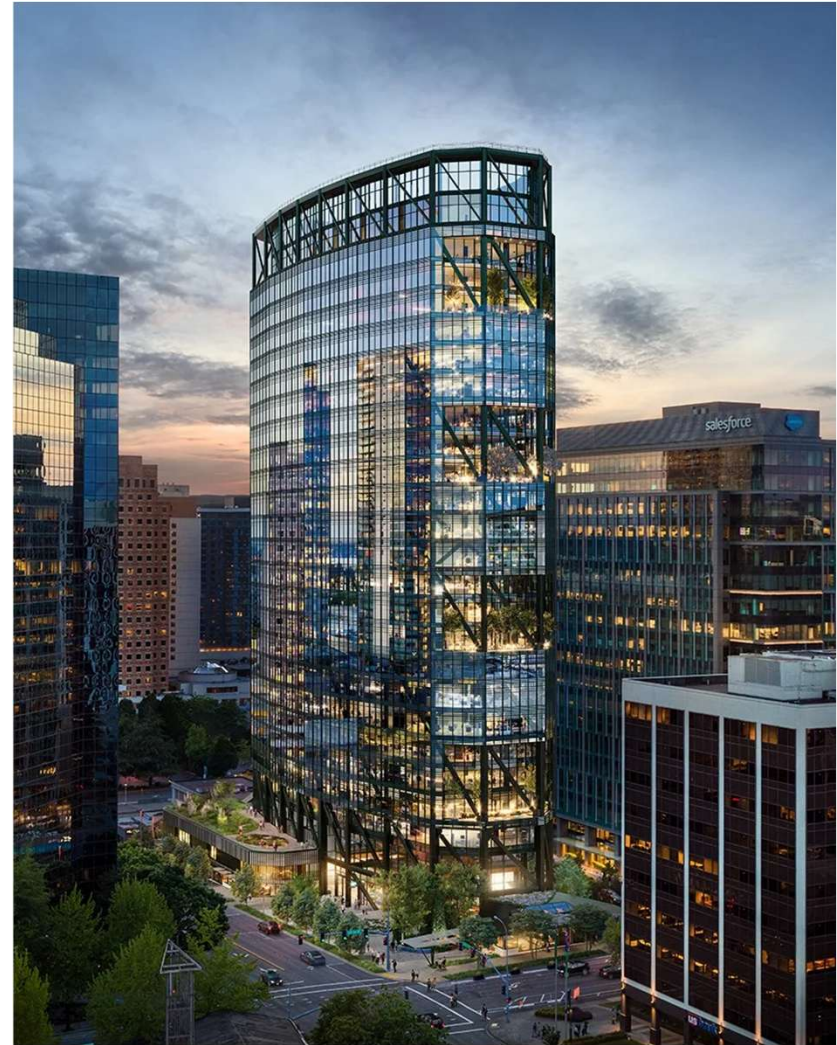
Maximum floor area: **473,208 sq. ft.**

Amenity incentive points needed to reach max: **47,321**

Amenity incentive points needed to meet 25% AH req.: **11,830.25**

Square footage of AH needed to be provided: **2957.56 sq. ft.**

Potential fee-in-lieu: **\$153,739**



Downtown Amenity Incentive Example

Avenue Bellevue- DT-MU

Base FAR: **4.5**

Max FAR: **5**

Base floor area: **518,983 sq. ft.**

Maximum floor area: **576,648 sq. ft.**

Amenity incentive points needed to reach max: **57,665**

Amenity incentive points needed to meet 25% AH req.: **14,416.25**

Square footage of AH needed to be provided: **3604.06 sq. ft.**

Potential fee-in-lieu: **\$187,411.25**





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