

Housing Opportunities in Mixed-Use Areas (HOMA)

Planning Commission Public Hearing

Nick Whipple, Code and Policy Director

Mathieu Menard, Senior Planner

Robbie Sepler, Assistant City Attorney

December 10, 2025



City of Bellevue

Agenda



Background

Process

Affordable Housing

Code & Updates

Downtown

Schedule



City of Bellevue



Planning Commission Direction

Hold the public hearing on the proposed LUCA. Following the hearing, the Commission may make a recommendation on the LUCA to the City Council.



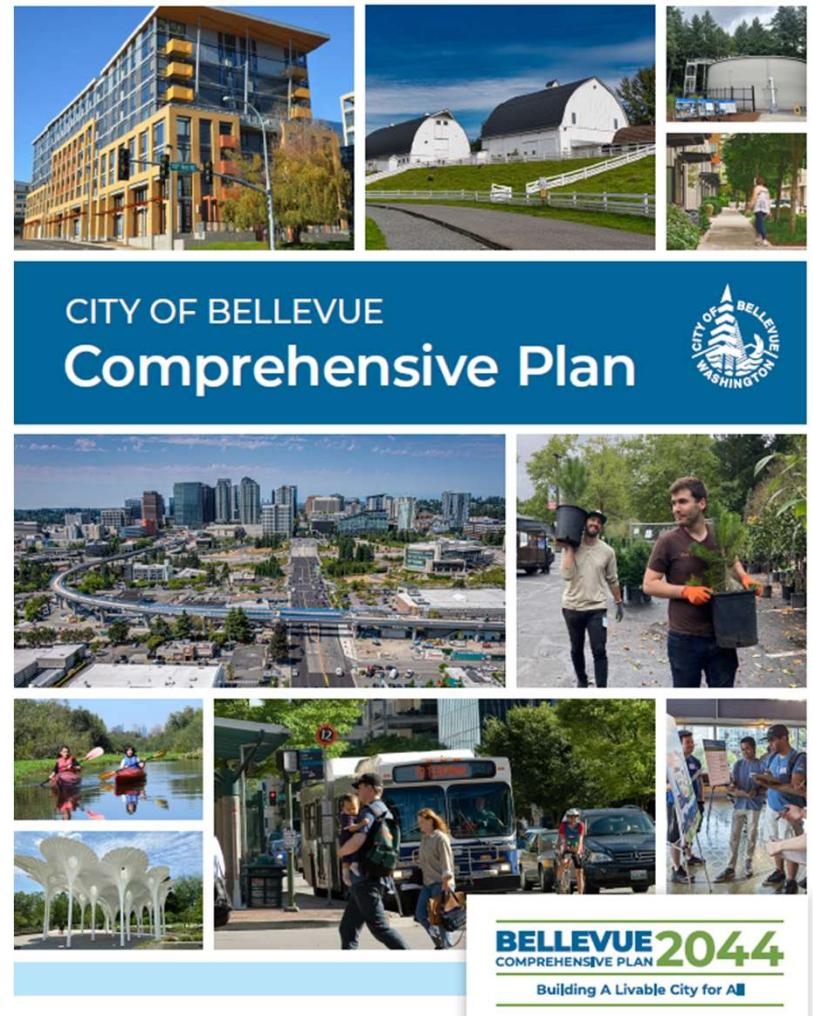
What is HOMA?

- 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



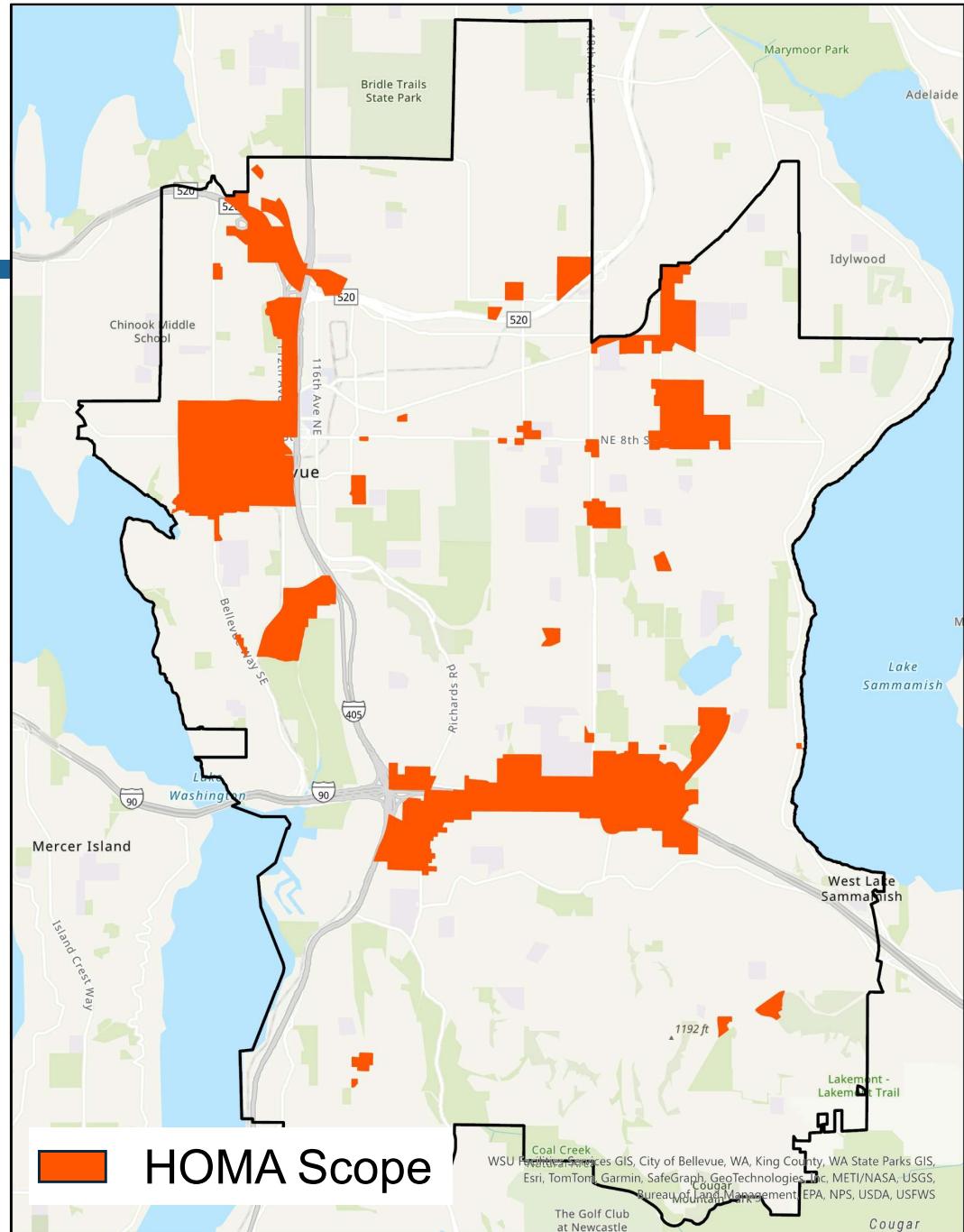
Policy Alignment

- 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

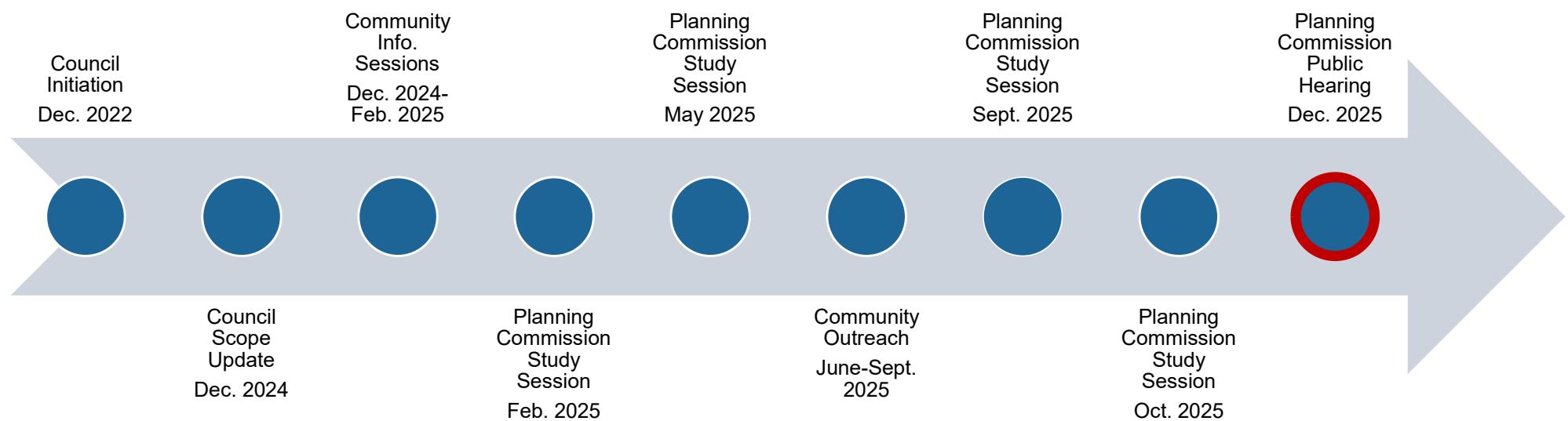


Geographic Scope

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



Process



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



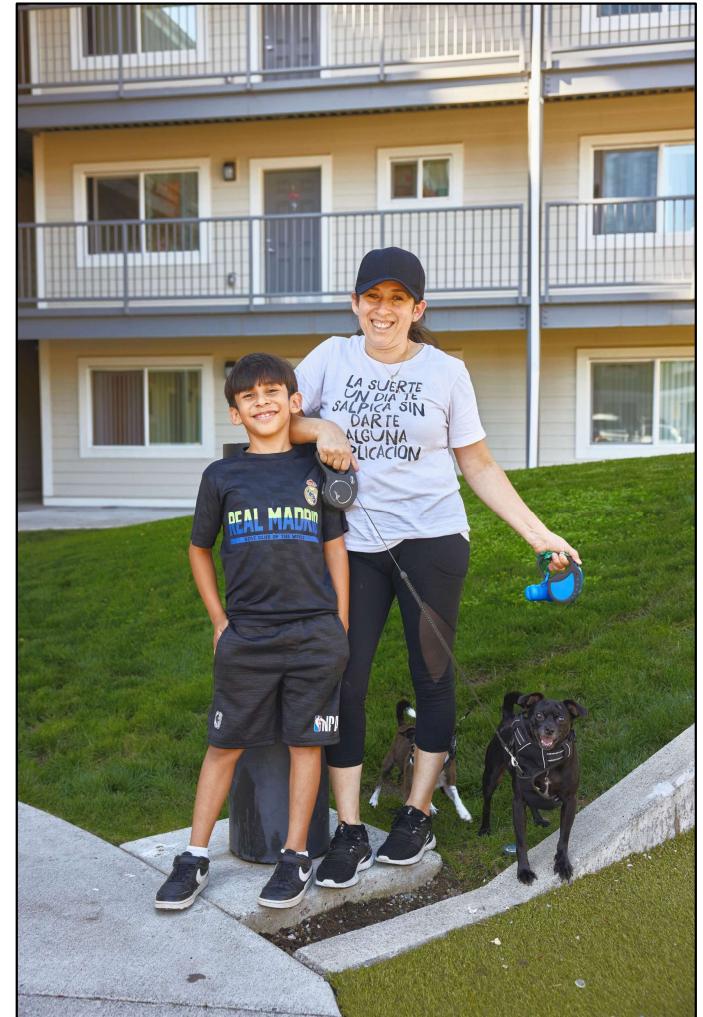
Affordable Housing: Option A

- 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



Affordable Housing Updates

- Existing 20.20.128 moved to 20.15 and reorganized
- Closed loophole in Wilburton affordable housing program
- Opened existing land-transfer option to HOMA districts (Option A only)



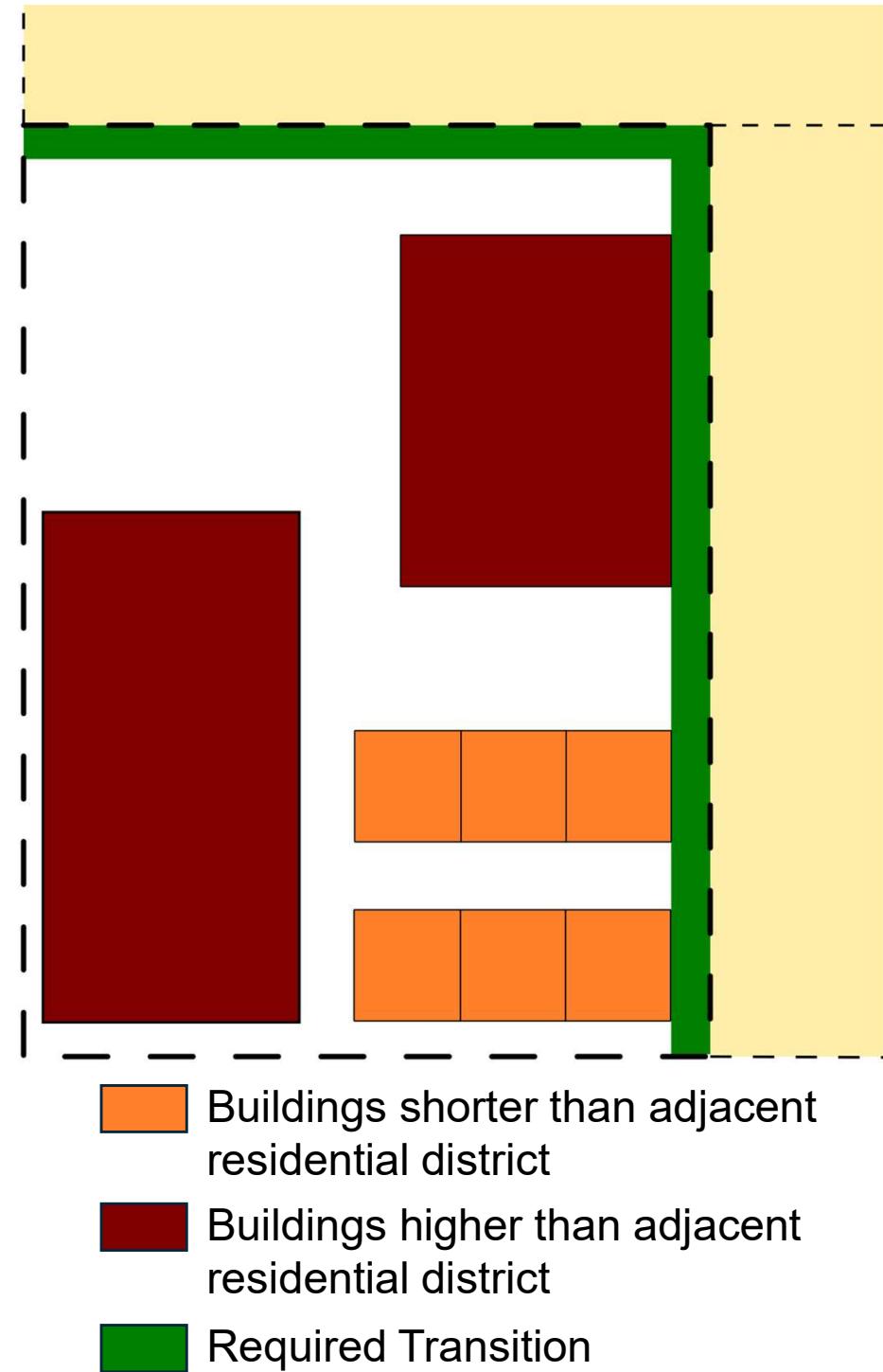
Affordable Housing Recommendation

- Staff recommendation: **Option A**
 - Ensures production of affordable housing to meet adopted targets
 - The Comprehensive Plan and public input stresses the need for affordable housing throughout the city
 - Increases consistency Land Use Code
 - Economic analysis shows minor impacts- negated by FAR bonus



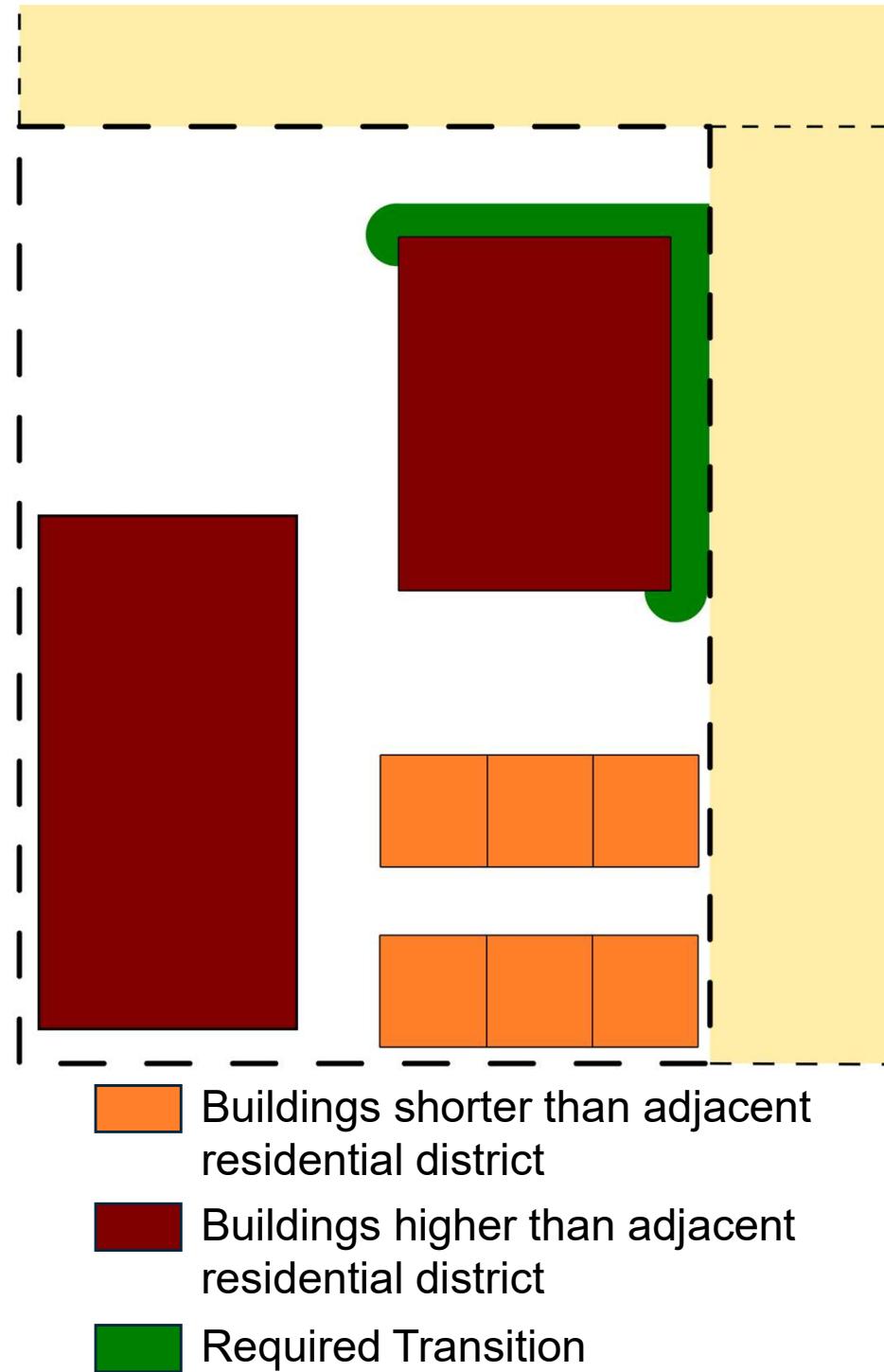
CMUDD

- 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
- 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



Transition Area Alternative

- Option to exclude residential uses that do not exceed neighboring district heights from transition req.
- Uses that are over height or contain commercial uses req. to provide transition 25' from structure
- Staff do not recommend this option



FAR Exemptions

FAR exemptions to encourage the following community benefits:

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



Code Updates

- Clarified that projects can use fee-in-lieu to meet the affordable housing requirement for additional height in the O, OLB, and NB district
- Exempted parcels under 20,000 for pedestrian-oriented uses
- Moved existing pedestrian-oriented uses departure from the footnotes to CMUDD to apply to all HOMA districts



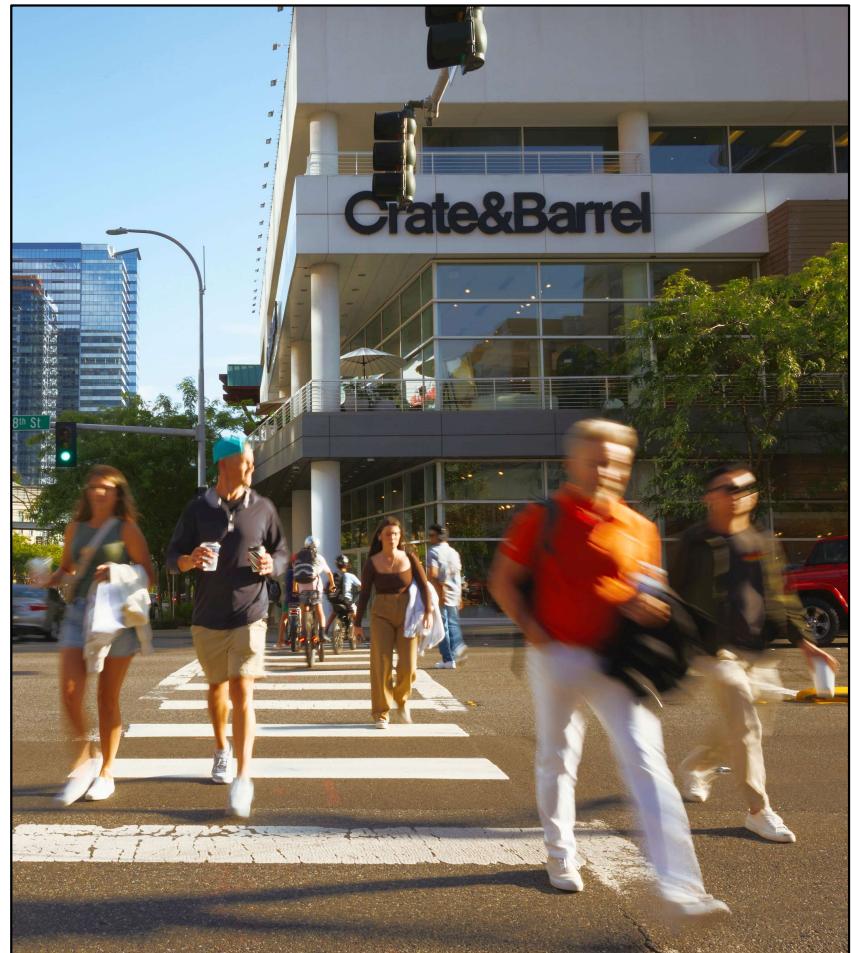
Non-Conforming Updates

- Allow the transfer of up to 50% of the FAR from a future phase without requiring improvements
- Consolidates the City's nonconforming provisions into LUC 20.20.561 to provide:
 - City-wide consistency
 - Higher threshold for triggering improvements
 - 20% cap on required investment
- Council direction through Wilburton LUCA



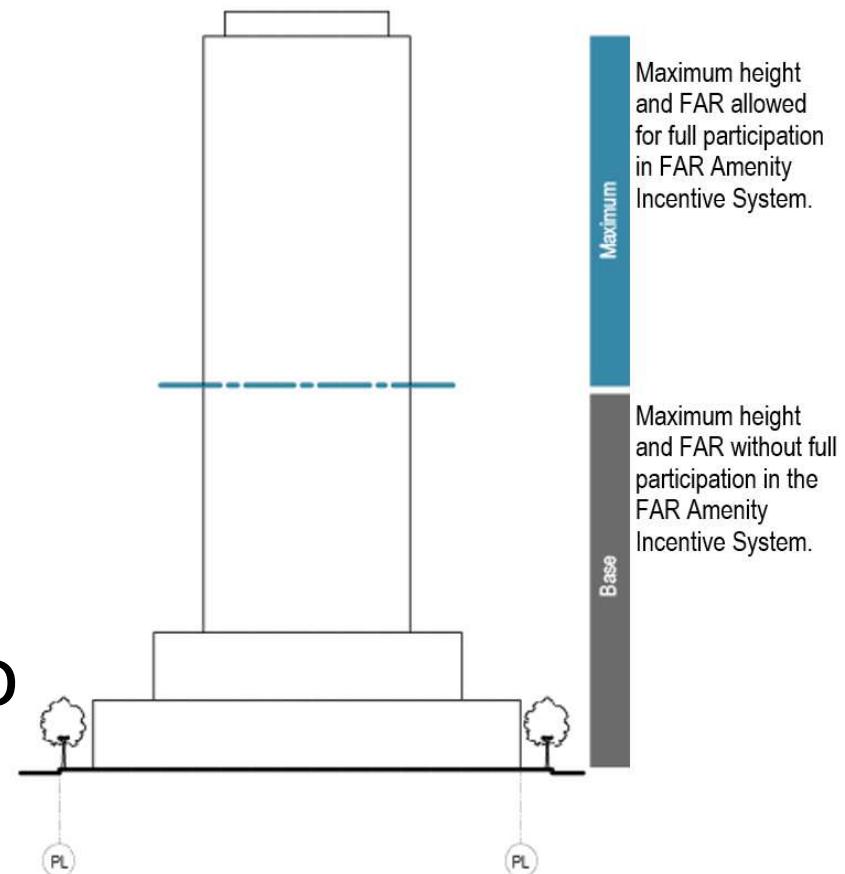
Downtown

- Include FAR flexibility provided in IOC
- Projects providing .5 FAR of exempt sq. footage 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
- Provides bonus for AH square footage if not used as Amenity Incentive
- Maintains “wedding cake”

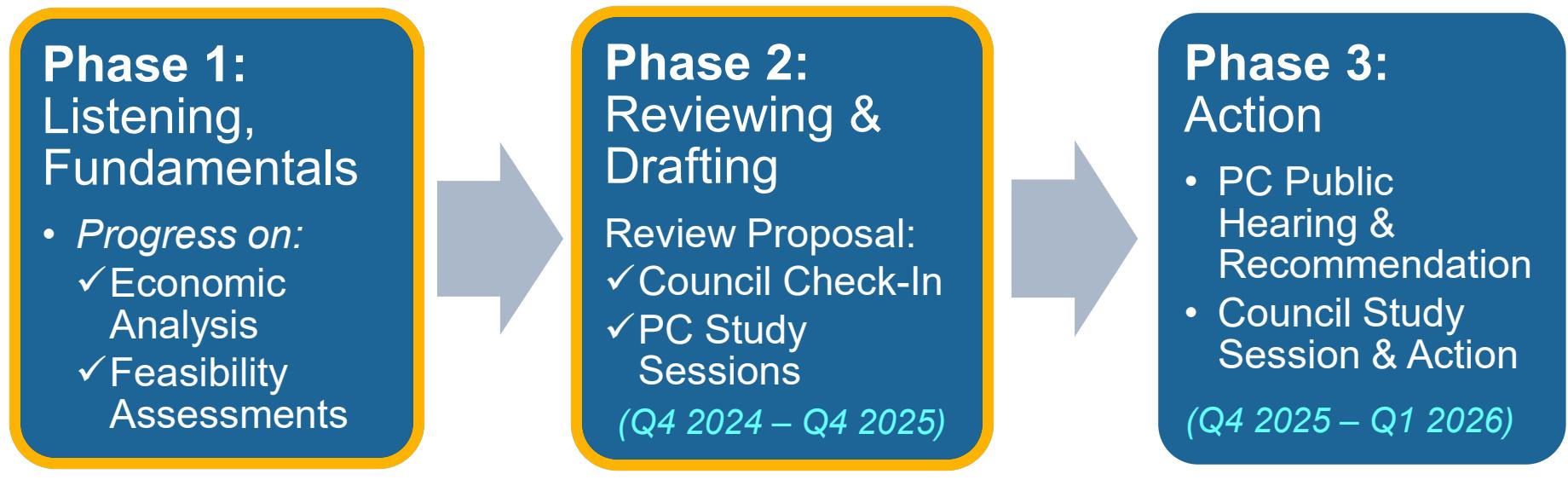


Downtown Updates

- Can use same sq. ft. of affordable housing for exemption and amenity incentive points
- .5 FAR exempt sq. footage required for design flexibility in Perimeter Overlay
- Outdoor plaza requirement to exceed trigger height reduced to 7%



Schedule



Stakeholder Outreach

Draft Release

Technical Analysis, Including Nexus Study

Public Info Sessions



December January-February



September



City of Bellevue

Decision Criteria

- A. The amendment is consistent with the Comprehensive Plan; and
- B. The amendment enhances the public health, safety or welfare; and
- C. The amendment is not contrary to the best interest of the citizens and property owners of the City of Bellevue.





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