

Housing Opportunities in Mixed-Use Areas (HOMA)

Study Session

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Planning Commission Direction

Provide input on the proposed LUCA. Following discussion, the Commission may make a recommendation on the LUCA to the City Council.



Agenda



Process



Code & Updates



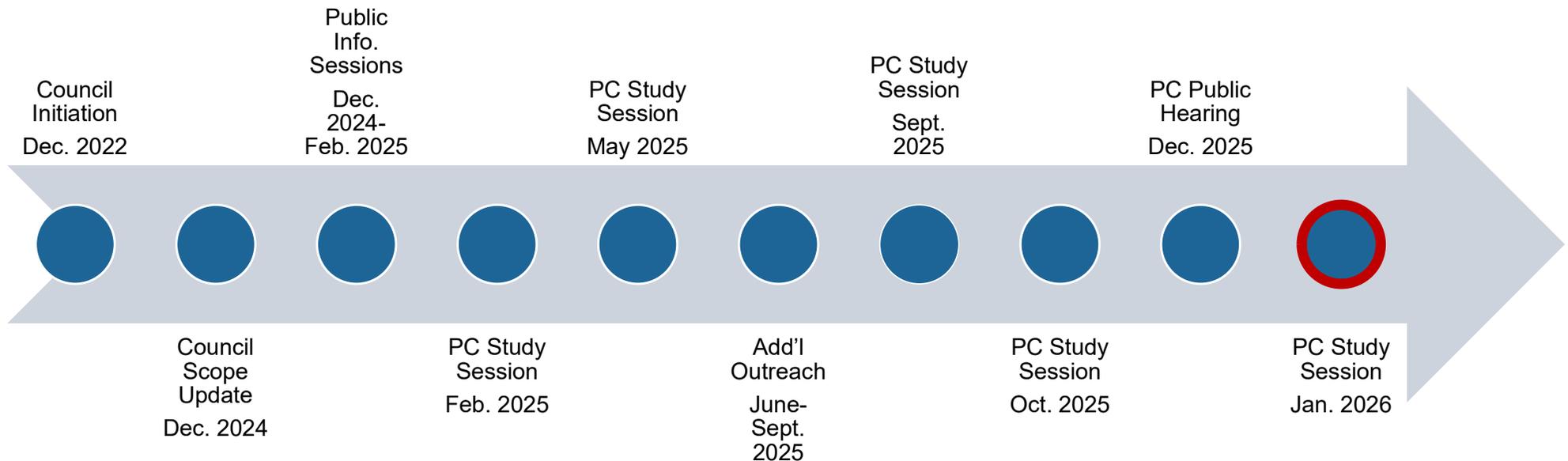
Downtown



Schedule



Process



- Conducted an iterative strike draft process beginning in March 2025
- Incorporated public feedback and refinements at each stage
- Now on **Draft 6 of the LUCA**
- Latest draft reflects consolidated input and resolved prior comments



Dec. 10 Public Hearing Recap

Follow-up items identified during discussion at the public hearing:

- PC requested follow-up on 36 requests shared at the hearing, primarily from the Bellevue Chamber PLUSH Committee
- Refine transition area requirements
- Explore greater flexibility for pedestrian-oriented uses
- Review impervious and hard surface limits (Chamber PLUSH request)
- Evaluate non-conforming code language, including comparison to Seattle's approach
- Suggest an option for pipeline projects to opt in or remain out of HOMA changes



Stakeholder Requests

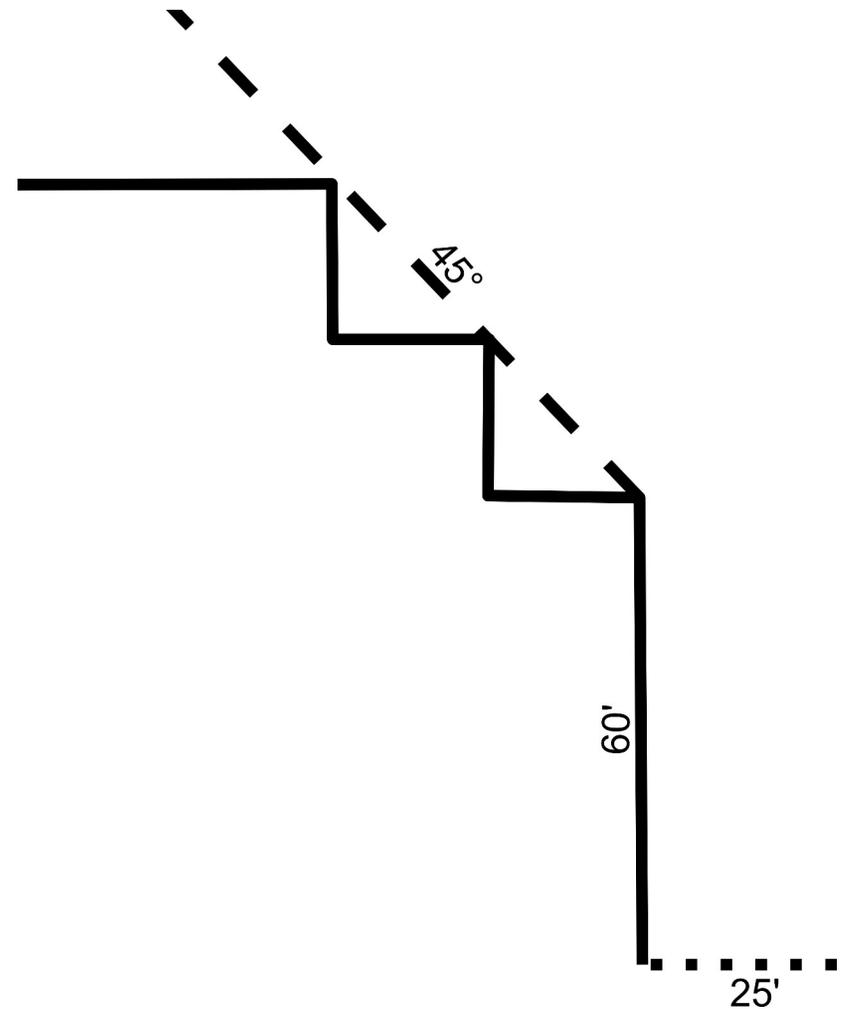
Chamber PLUSH – Summary of 36 Requested Changes:

- 16 requests proposed for incorporation into HOMA
- 3 requests being addressed through Director's Rules or the Parking Reform LUCA
- 9 requests to be carried forward for discussion as part of DTL 2.0 LUCA
- 8 requests not recommended at this time



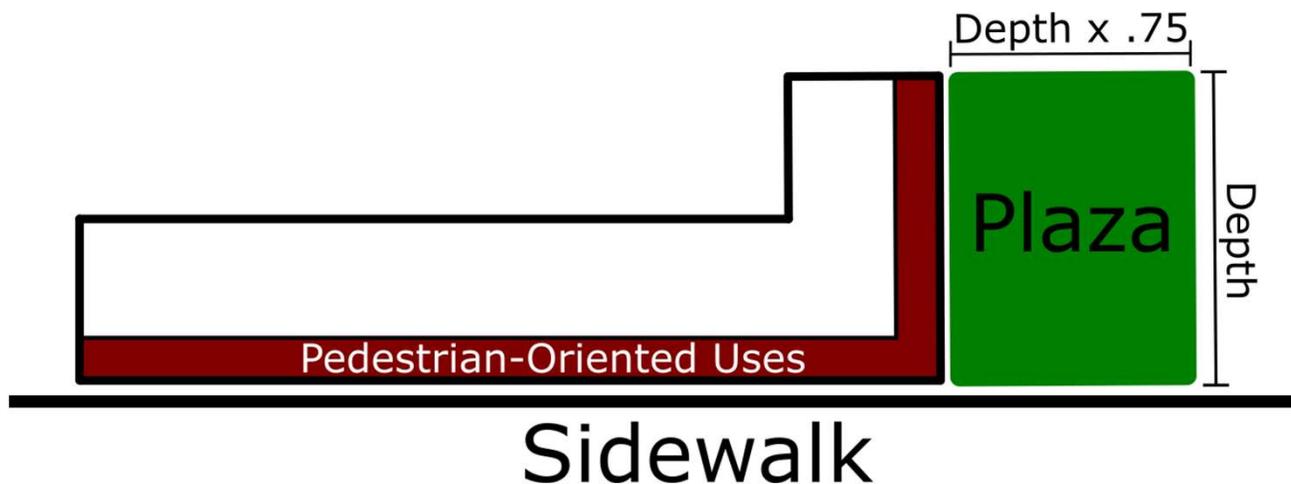
Transition Areas Update

- Requires 25' setback and transition landscaping for non-residential uses next to residential districts
- 45° daylight plane beginning at 25' from property line and 60' above grade



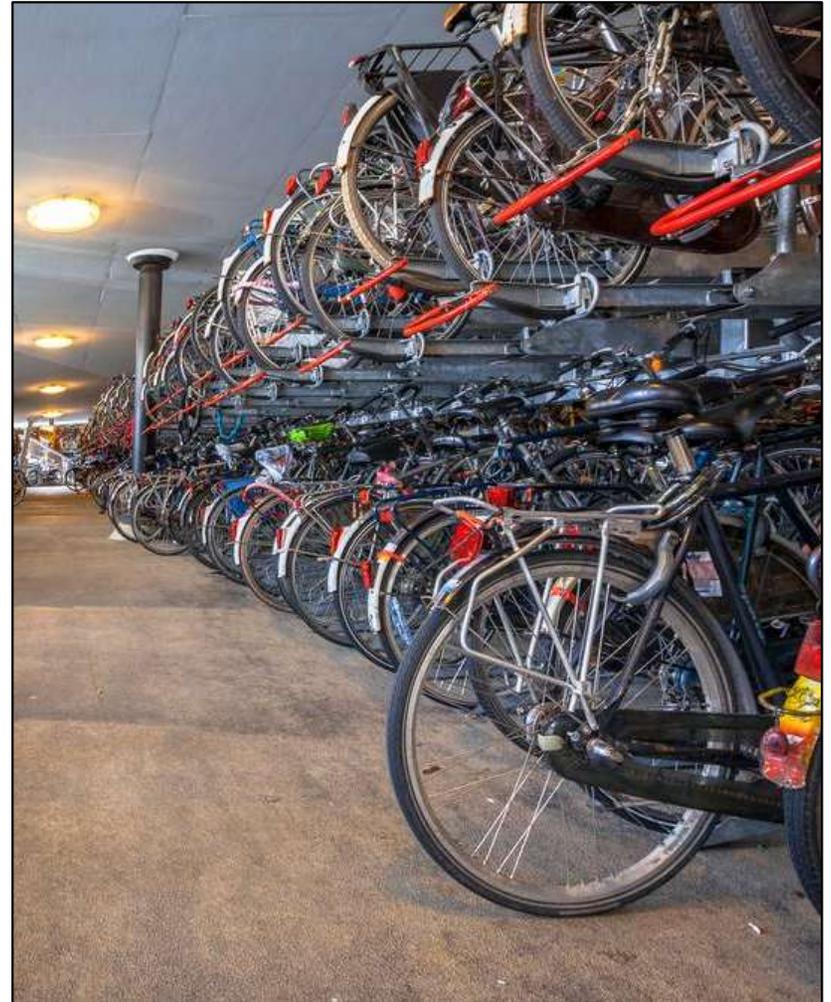
Pedestrian-Oriented Use Updates

- Departure updated to be allowed on “collector arterials” & removes visibility requirement
- New departure if use supports pedestrian activity and no more than 50% of units are townhomes
- 15% of POUs may be adjacent to a plaza



Other Code Updates

- Impervious & hard surface limits increased
- Reduced hotel bike parking to 1:20 rooms
- Allowed internal facing ground-level units
- Added demolition and environmental remediation as exempt in non-conforming code (won't trigger proportional compliance)



Affordable Housing Recommendation

- Staff recommendation: **Option A (mandatory affordable housing approach)**
 - 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

Downtown Updates

- Other Downtown Code changes:
 - Minor clarifications
 - Update to green building assurance device
 - Allow up to 65% of parking to be compact w/o departure
 - Removed side and rear landscape buffer requirement
 - Updated floor plate exemption flexibility for buildings up to 85'

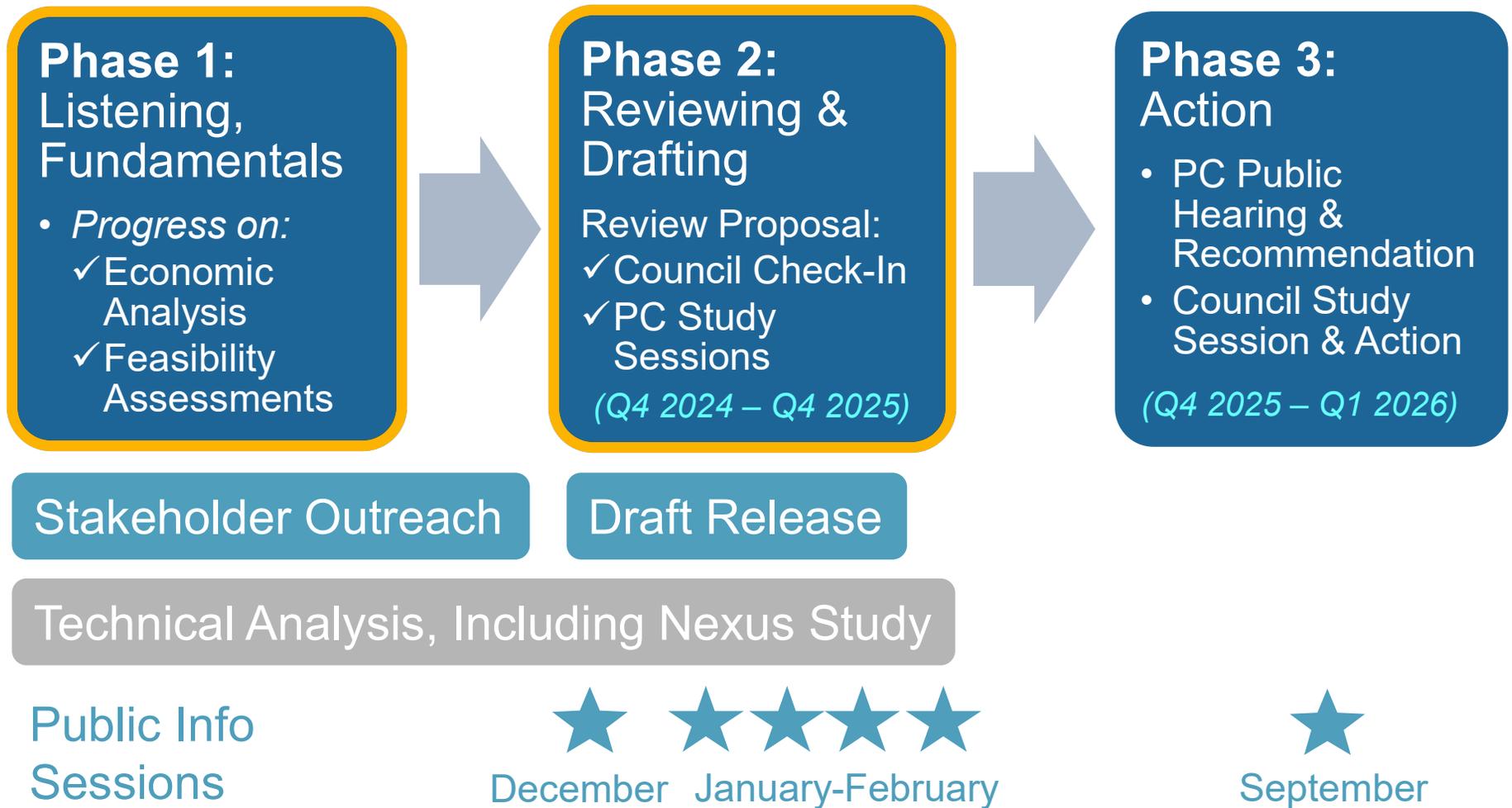


Vesting

- At Council discretion
- Staff will discuss allowing Downtown projects to vest to HOMA or old code with Council
- Added recommendation to Council to discuss vesting in PC Resolution



Schedule



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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