



Middle Housing Code Amendments

City Council Study Session

Craighton Goeppeler, Planning Commission Chair

Rebecca Horner, Director
Nick Whipple, Code and Policy Director
Kirsten Mandt, Senior Planner

Development Services Department

May 13, 2025



City of Bellevue



Direction for Council Consideration

Provide any further direction on the content of a future study session for the recommended LUCA and proposed BCCA.



Agenda

1. Middle Housing & ADU Project Background
2. Engagement Process
3. Recommended LUCA Overview
4. Planning Commission Recommendation
5. Proposed BCCA



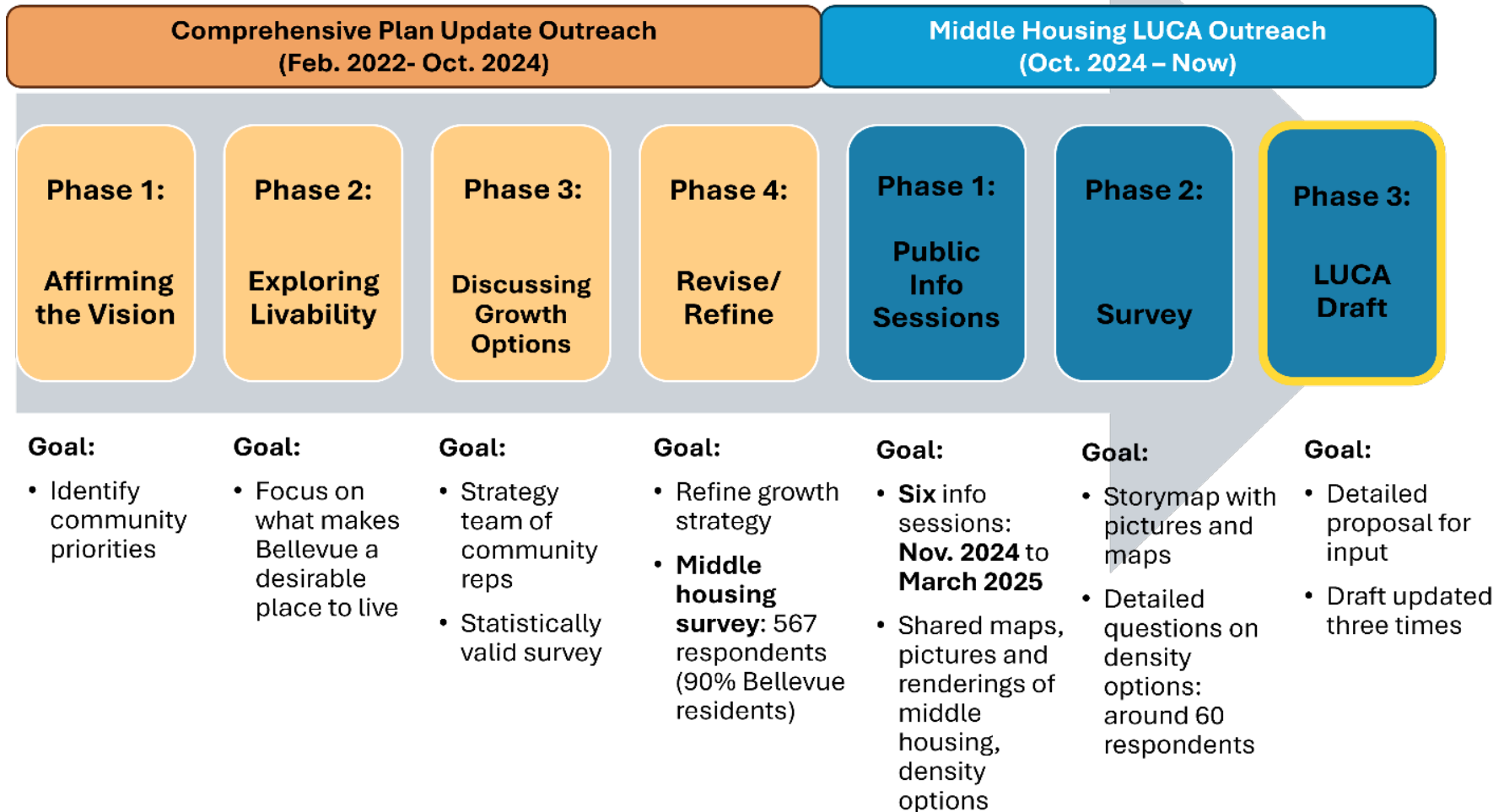


Project Background

- Comprehensive Plan periodic update work began **February 2022**
- Council initiated work on middle housing and ADUs in **January 2023** as part of “Next Right Work”
- HBs 1110 & 1337 passed in **July 2023**
- Began engaging Planning Commission in **October 2024** following Comprehensive Plan adoption



Overall Outreach Process



Comp Plan Engagement

2022 Citywide Questionnaire

- 567 participants
- 90% Bellevue residents
- 92% expressed interest in at least one type of middle Housing in at least one area of the city.

2023 ARCH and East King County Partner Cities Report

- Focus on people who aren't typically heard in traditional engagement
- 651 total participants
- 35% of participants were Bellevue residents
- 43% of respondents would want to live in Bellevue
- 61% of Bellevue residents support middle housing options



Comp Plan & Infrastructure

Infrastructure & Comprehensive Plan Elements

- Transportation
- Utilities
- Capital Facilities



Final Environmental Impact Statement

Studied Capacity For:




- 152,000 Housing Units
- 185,000 Jobs

Functional Plans

- Mobility Implementation Plan, TR Facilities Plan, etc.
- Bellevue Water System Plan
- Bellevue Wastewater System Plan
- Bellevue Storm and Surface Water System Plan
- Stormwater Management Program



Role of Documents

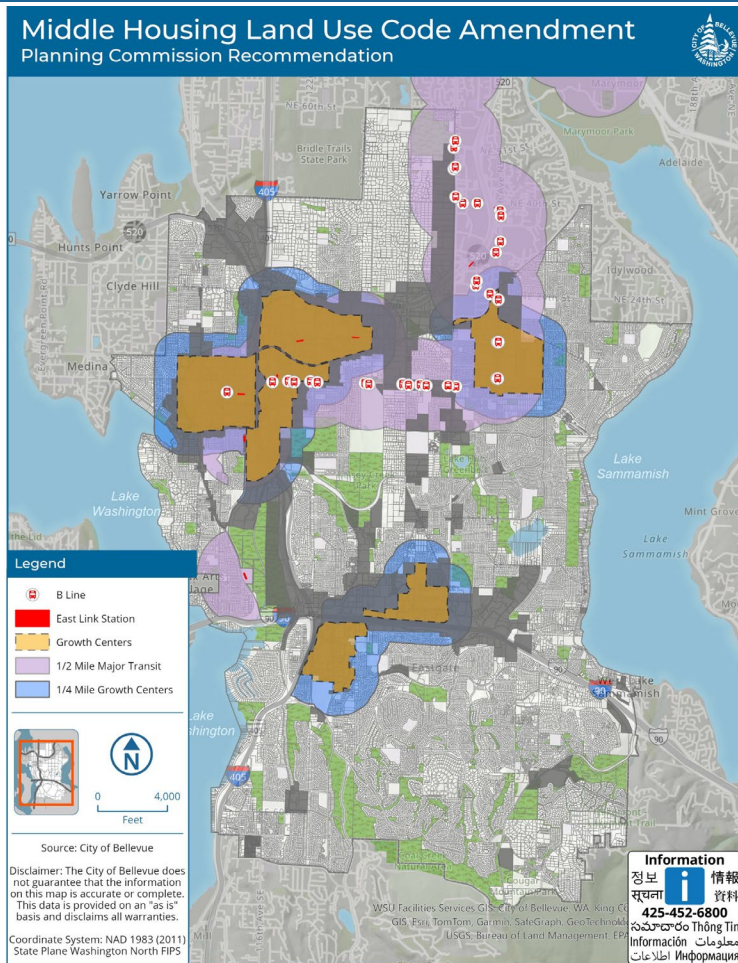
Document	Description
 <p>State Law (HBs 1110 & 1337)</p>	<ul style="list-style-type: none"> Establishes baseline density requirements Parking restrictions & ADU height/FAR mins. Flexibility on middle housing types & counting ADUs
 <p>Model Ordinance (WA Dept. Commerce)</p>	<ul style="list-style-type: none"> Takes effect if no local ordinance is adopted Regulatory design and dimensional details (e.g., FAR, height, setbacks, lot coverage, etc.) Based on lots between 4,000 and 7,500 sf
 <p>Land Use Code Amendment</p>	<ul style="list-style-type: none"> Bellevue-specific regulations tailored to: <ul style="list-style-type: none"> Implement state law Align with recently updated comp plan Address Bellevue lot size context & housing need

Overall Recommendation, Density

State Law (HB 1110 & 1337)	Recommended LUCA
4 DU/Lot citywide	4 DU/Lot citywide
6 DU/Lot when: <ul style="list-style-type: none">• With 2 affordable• ¼ mile of Major Transit Stop	6 DU/Lot: <ul style="list-style-type: none">• With 2 affordable, or with fee• ½ mile of Major Transit Stop• ¼ mile of Centers
2 ADUs/Lot <ul style="list-style-type: none">• May or may not count towards totals above	2 ADUs/Lot <ul style="list-style-type: none">• AADUs <u>do not</u> count towards totals above• DADUs <u>do</u> count towards totals above
Cottage Density: N/A	Cottage Density: driven by FAR



Unit Density Proposal Overall



Notes:

- All non-single-family zoning as it is today is shown in the dark gray area
- White areas are where citywide minimums would apply
- Radii generally reflect straight-line (“as the crow flies”) distances with some manual revisions for known barriers
- There are neighborhoods with restrictive covenants that have some of the buffer areas in them



HB 1998 Co-Living Housing

- Defined as a residential development consisting of individually rented, lockable sleeping units that include living and sleeping space
- Requires co-living housing as a permitted use on any lot that allows at least six units, including lots zoned for mixed-use development



Recommendation Components

1. Types of Middle Housing
2. Unit Density Recommendation
 - Overall
 - Major Transit Stops
 - Frequent Transit
 - Centers
 - ADUs
 - Fee In-Lieu
3. Floor Area Ratio
4. Development Regulation Flexibilities
5. Parking
6. Building Height
7. Cottage Housing
8. Courtyard Housing
9. ADU Regulations



Nine Types of Middle Housing

State Law (HB 1110)

A city **must** allow **at least** six of the nine types of middle housing

*Proposal is consistent with the model ordinance

Recommended LUCA

Permit **all** types subject to the density, dimensional, and all other standards

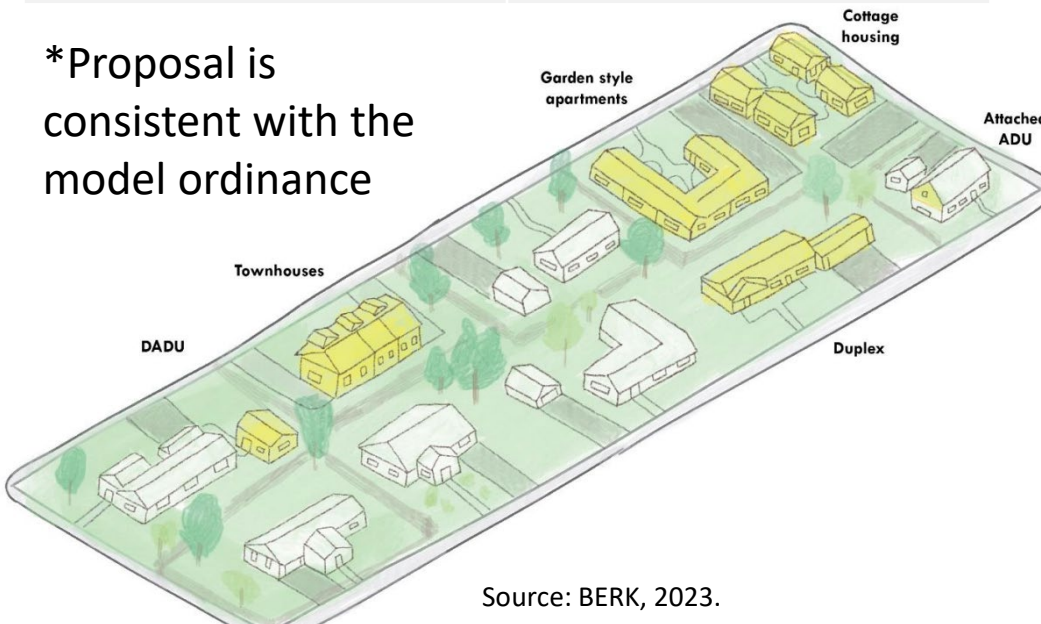
The nine types of middle housing:

Defines the number of units within a structure

1. Duplex
2. Triplex
3. Fourplex
4. Fiveplex
5. Sixplex

Describe the form of a housing structure type

6. Stacked Flats
7. Townhouse
8. Cottage
9. Courtyard



Source: BERK, 2023.



Overall Recommendation

Unit Density

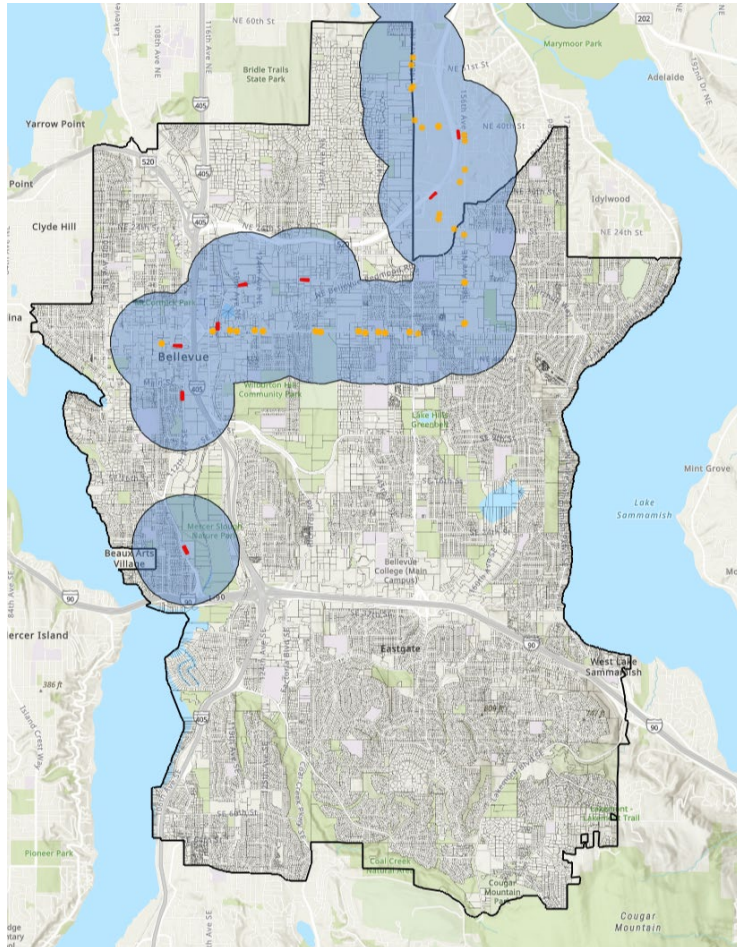
State Law (HB 1110 & 1337)	Recommended LUCA
Citywide	
Four units/lot* *ADUs <u>may</u> count for unit density <i>Note: Model Code doesn't count ADUs for unit density</i> Six units/lot with 2 affordable	Four units/lot** <ul style="list-style-type: none">AADUs <u>do not</u> countDADUs <u>do</u> count Six units/lot with 2 affordable <u>OR</u> when paying fee in-lieu

**For cottage housing, density driven by max FAR, the maximum size of the cottages, required open space, and other site design requirements



Unit Density Recommendation

Major Transit Stops



State Law (HB 1110)

Recommended LUCA

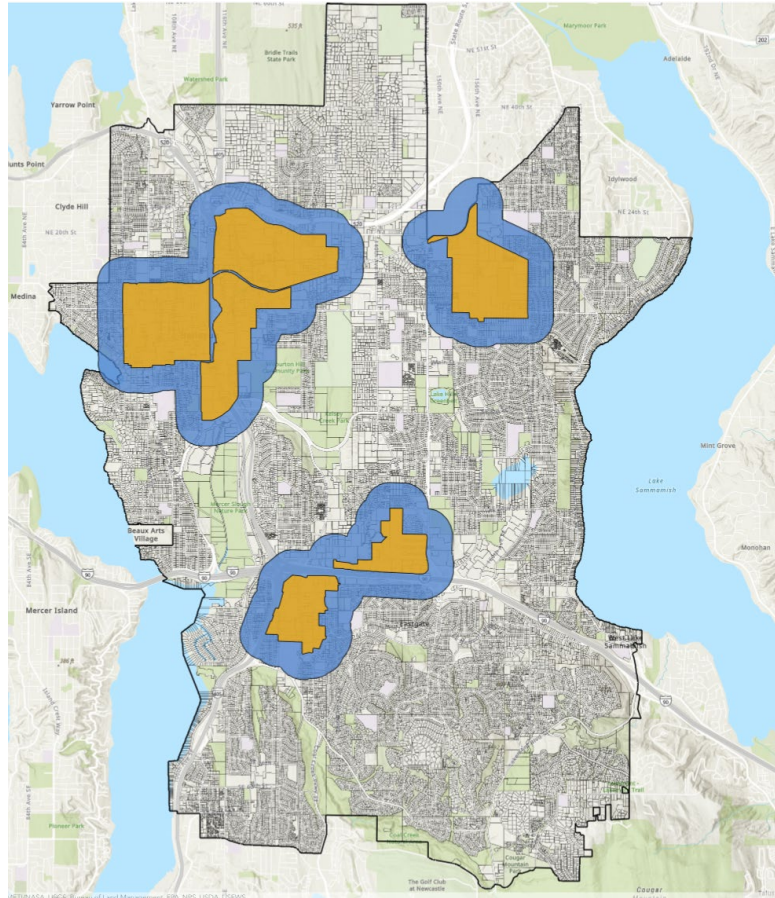
Major Transit Stops

**Six units/lot within
¼ mile walking
distance of Major
Transit Stop**

**Six units/lot within
½ mile walking
distance of Major
Transit Stop**



Unit Density Recommendation Centers



State Law (HB 1110)

Recommended LUCA

Centers

N/A

Six units/lot within ¼ mile walking distance of:

- Regional Growth Centers
- Candidate Countywide Growth Centers



Accessory Dwelling Unit Density

State Law (HB 1337)	Recommended LUCA	State Law (HB 1337)	Recommended LUCA
A city <u>must</u> allow <u>at least two</u> ADUs on all lots zoned to allow single-family homes	<u>Two</u> ADUs per lot permitted on all residentially zoned properties	A city <u>may</u> allow ADUs to achieve the required minimum density	AADUs <u>do not</u> count towards total density for units or FAR DADUs <u>do</u> count towards total density for units and FAR

The state guidance and model code encourages jurisdictions to **not** count ADUs towards the total allowable density



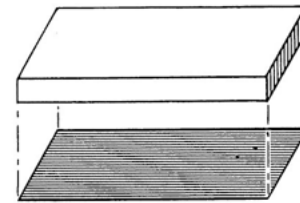
Fee In-Lieu Options

High, Recommended LUCA	Medium	Low
\$150,000/unit <ul style="list-style-type: none">• Appropriate fee level to buy-down unit, but fewer developers are likely to opt in at this rate.	\$100,000/unit <ul style="list-style-type: none">• Balances revenue generation with participation—more likely to result in both units and funds.	\$75,000/unit <ul style="list-style-type: none">• Maximizes developer participation and unit production, though revenue per unit is lower.



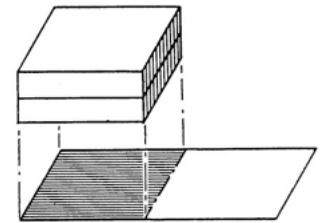
Floor Area Ratio

- FAR based on lot size and number of proposed units
 - FAR increases based on number of proposed units
 - Goal is to provide for family-sized units
- DADUs included in in calculation
- AADUs not included in calculation
- 300 square feet garage exempt
- Single-family FAR for lots over 10,000 sf
 - 0.3 FAR applies only to square footage over 10,000 sf



100 % LOT COVERED

F.A.R. 1.0



50 % LOT COVERED

Parking

	State Law (HB 1110)	State Law (HB 1337)	Recommended LUCA
Citywide	1 space/unit, lots ≤ 6,000 sf 2 spaces/unit, lots > 6,000 sf	1 space/unit, lots ≤ 6,000 sf 2 spaces/unit, lots > 6,000 sf	1 space/unit
Major Transit Stop*	Exempt ½ mile walking distance	Exempt ½ mile walking distance	Exempt ½ mile walking distance**

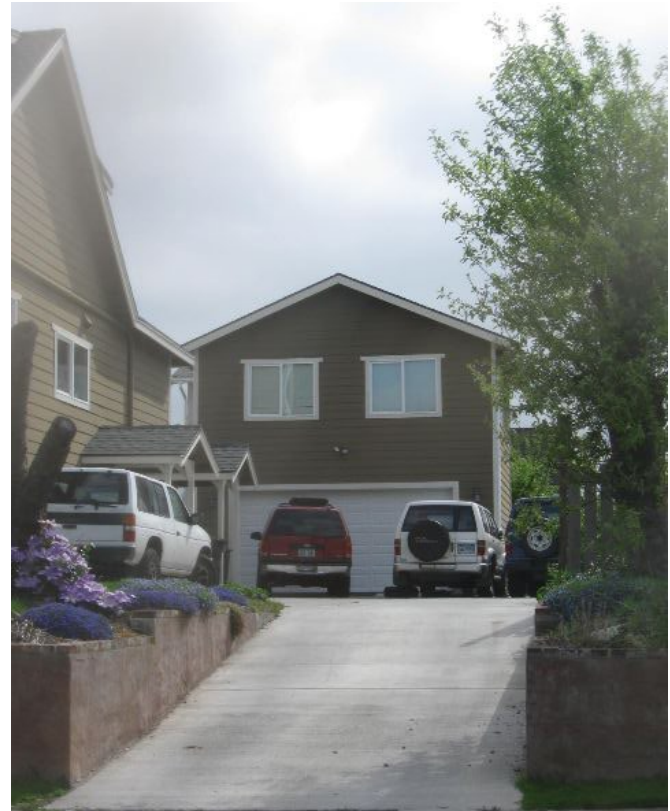
*Major Transit Stop defined differently in HB 1110 and HB 1337

**ADUs less than 1,000 square feet are also exempt from minimum parking requirements per the currently adopted code



Accessory Dwelling Units

State Law (HB 1337)	Recommended LUCA
2 units/lot	2 units/lot
Not smaller than 1,000 sf	1,200 sf plus 300 sf for garage
Not shorter than 24 feet	24 feet or 28 feet over accessory structure
Exempt from parking ½ mile walking distance of Major Transit Stop	Exempt from parking ½ mile walking distance of Major Transit Stop



Other Key Recommendation Elements

Setbacks

10-foot reduction for front/rear

5 foot min for side

- Zero for attached structures on adjacent lots

Trees

Clean-up items

Alternative planting option

Reduced credits for cottage development

Building Height

38 feet for middle housing

24 feet for DADUs

- 28 feet above existing accessory structure

Coverage

5% increase for lot, impervious, and hard surface

Cottage development additional 5% coverage overall and up to 25% for covered porch area



Overall Proposal, Other Key Elements

Cottage & Courtyard Sites

Required open space/courtyard

Minimum dimensions

Building orientation

Landscaping required

Max cottage size of 1,750

Transition Overlay

Remove overlay

Embed transition landscaping requirements

Unit Lot Subdivisions

Allow all middle housing and ADU projects

No further subdivision

Unit lots do not qualify for middle housing density

Land Use District Names

Revise to align with future land use map designations

Current names do not match middle housing densities



Planning Commission Recommendation



- Study Sessions on October 9, February 12, and March 12
- Public hearing on April 9
- Study Session and recommendation on April 23
- Recommends **adoption without modification**



City Code Proposed Changes

Transportation

- Update where frontage improvements are required
- Access considerations for middle housing

Clearing & Grading

- Clean-up to align with tree code in LUC
- Reduce grading buffer from critical areas setback



Schedule and Next Steps





Direction for Council Consideration

Provide any further direction on the content of a future study session for the recommended LUCA and proposed BCCA.

