

# Housing Opportunities in Mixed-Use Areas (HOMA)

## Planning Commission Study Session

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February 26, 2025



# Agenda

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Background Information



HOMA Information



HOMA Amendments



Outreach



Schedule





# Planning Commission Direction

Provide feedback on the key components of the LUCA



# Next Right Work Background

- **Next Right Work:** Actions to increase production of market-rate & affordable housing

- ☒ Micro-Apartments LUCA
  - ☐ Encourage Middle-Scale Housing
    - ☒ Phase 1: ADU Reform LUCA
    - ☐ Phase 2: Middle-Scale Housing & DADUs
    - ☐ Phase 3: Pre-approved DADU designs
  - ☒ Simplify permitting & expedite permitting for Affordable Housing
    - ☒ Maximize SEPA categorical exemptions
    - ☒ Transportation Code Change for townhomes
  - ☒ Reduced fees for Affordable Housing
- ☐ Increased FAR for residential
    - ☒ Phase 1: Downtown IOC
    - ☐ Phase 2: Housing Opportunities in Mixed Use Areas (HOMA)



# What is HOMA?

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- 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



# City Context & Needs

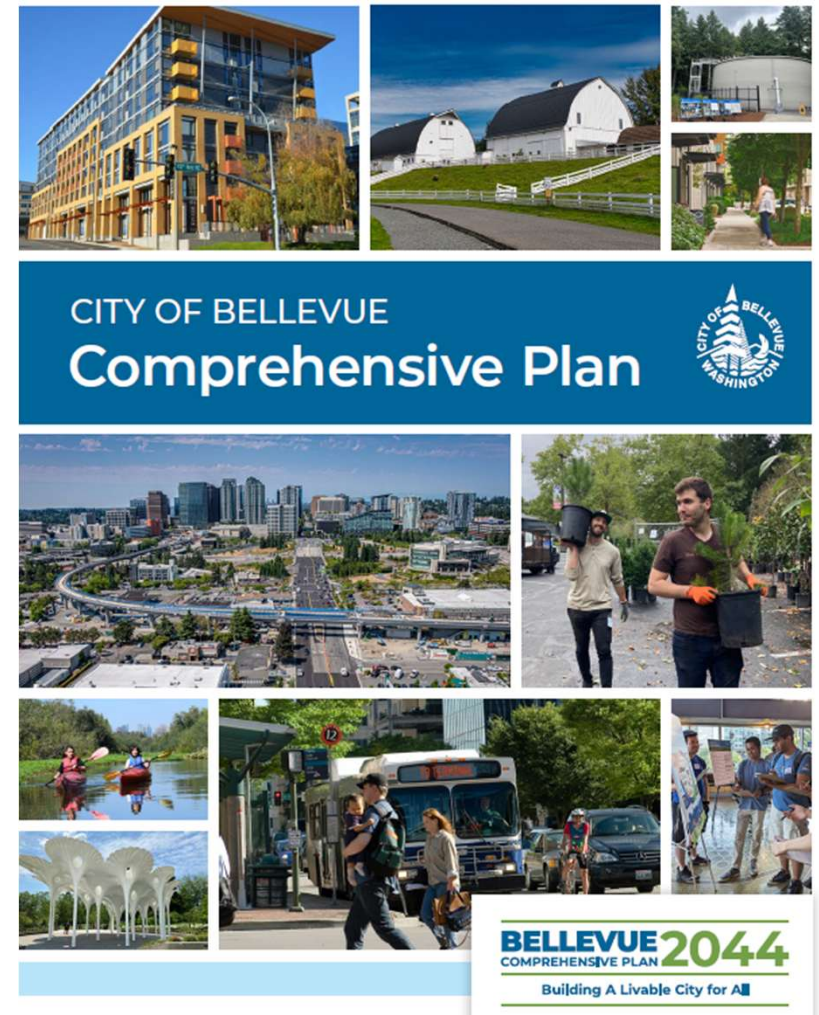
- Recently adopted Comprehensive Plan and Future Land Use Map
- Planning for 35,000 or more new housing units by 2044
- Targeting additional 5,700 affordable units by 2036
- Opportunity for HOMA to provide early alignment of policies and actions





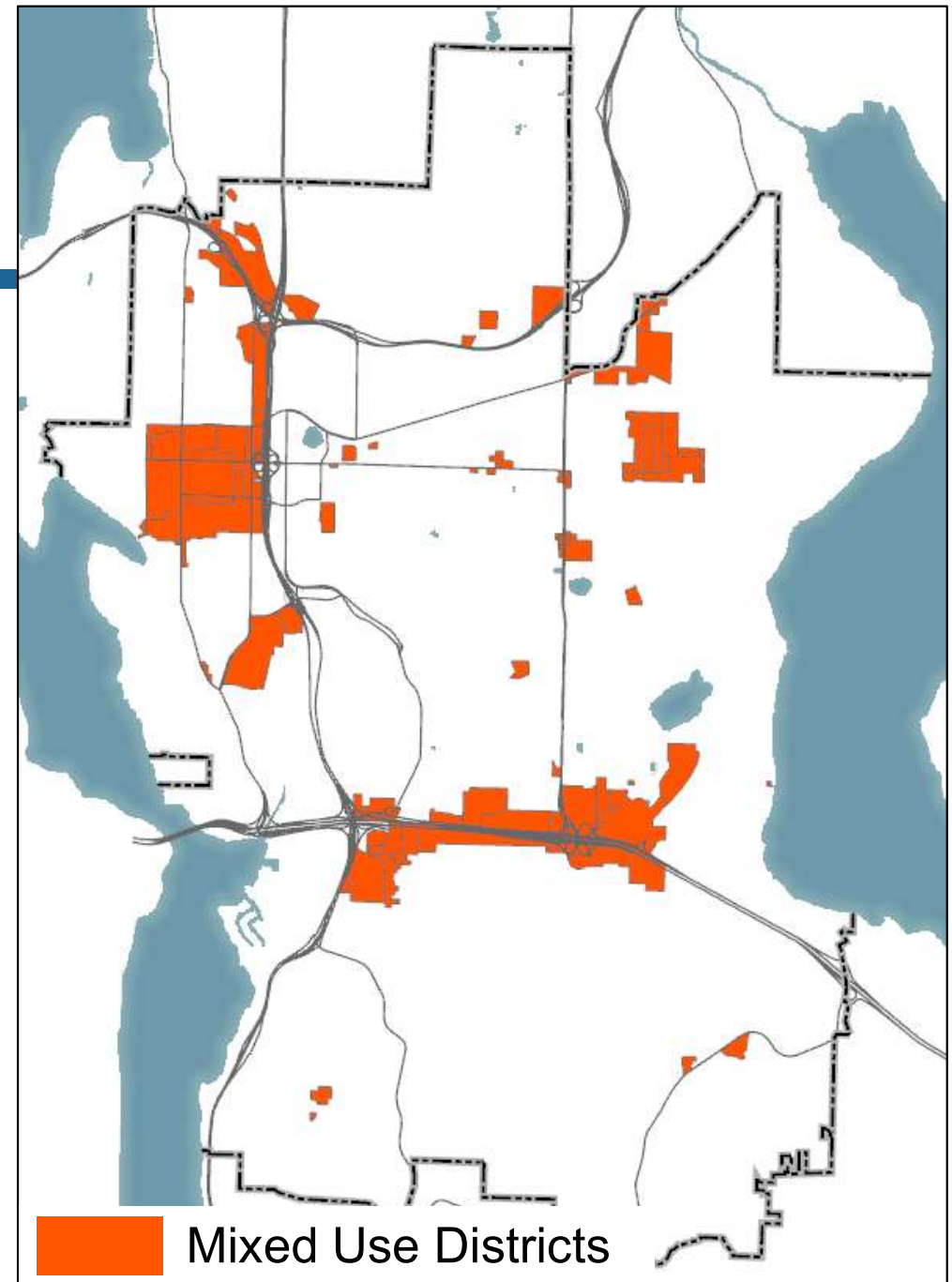
# Policy Alignment

- 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

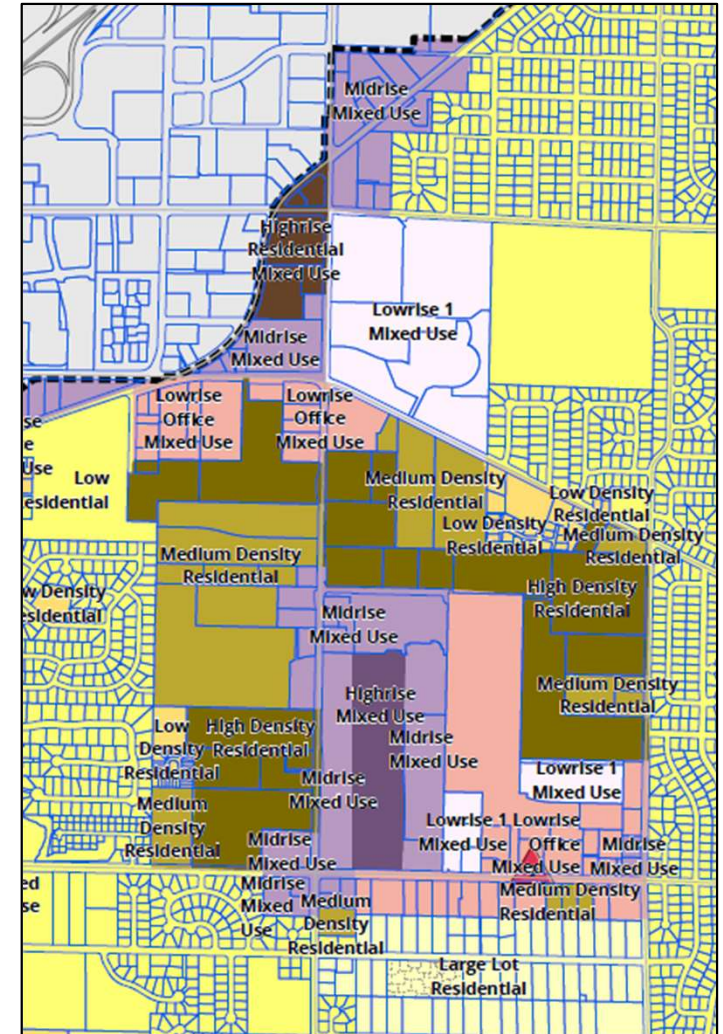
- Includes all mixed-use zones other than Wilburton, BelRed, and East Main
- Rezone areas inconsistent with FLUM





# HOMA Amendments: Align Future Land Use Map

- Rezone parcels to implement the FLUM
- Establish new Land Use Districts and rezone:
  - Crossroads Malls
  - Kelsey Creek Shopping Center
  - Lakemont



# HOMA Amendments: Site Requirements

- Reduce setbacks
- Require pedestrian oriented uses
- Remove lot coverage by structure limits
- FAR increases
- Remove multifamily play area requirements
- Residential parking reduction
- Transition area rework





# HOMA Amendments: FAR Exemptions

Provide FAR Exemptions  
for:

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



# HOMA Amendments: Downtown

- Update Perimeter Overlay to allow 7 stories
- Include FAR flexibility provided in IOC
- Add Affordable Housing to Amenity Incentive System
- Minor form changes
- Maintains “wedding cake”





# HOMA Amendments: Affordable Housing Options

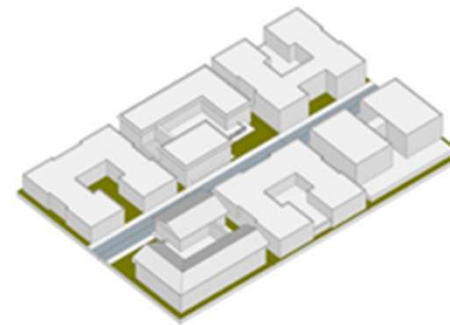
- Evaluate two affordable housing options
  - A. Mandatory** option requires all projects over certain thresholds provide affordable housing
  - B. Voluntary** incentive option gives a bonus for providing affordable housing
- Fee-in-lieu option
- Commercial fee-in-lieu





# HOMA Amendments: Form Changes

- Update to height and form standards in mixed-use areas
- Update zoning districts that are not supporting housing
- Improve development standards to promote housing
- Maximize affordable housing



Low scale and density



Middle scale and density



High scale and density



Highest scale and density



# Form Changes- Low Scale

## Proposed Changes:

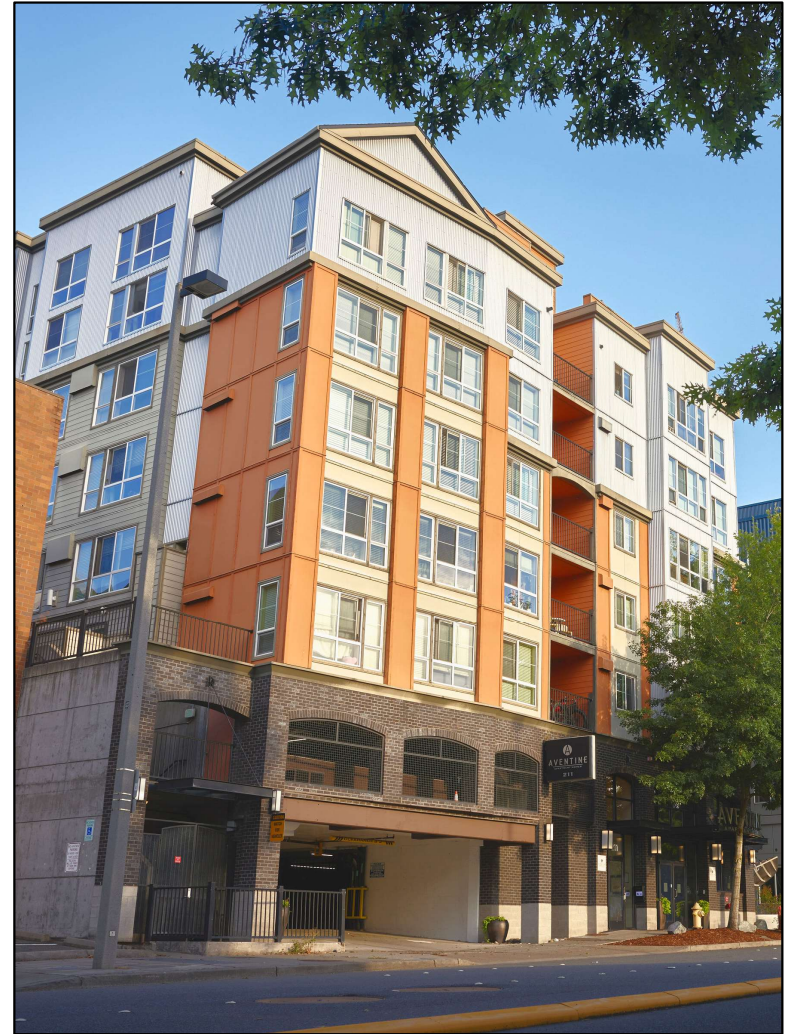
- Building Heights: 3-6 stories
- Building Size: 1-2.5 FAR
- Will apply to all areas zoned:
  - Neighborhood Business
  - Office & Limited Business
  - Office
  - Community Business zoned areas shown as Lowrise 1 Mixed Use on the FLUM



# Form Changes- Moderate Scale

## Proposed Changes:

- Building Height: 7 stories
- Building Size: 1-3 FAR
- Will apply to all Office & Limited Business 2 zoned areas
- Will create new zone & rezone areas shown as Lowrise 2 Mixed Use on the FLUM





# Form Changes- Middle Scale

## Proposed Changes:

- Building Height: 10 stories
- Building Size: 4 FAR
- Will apply to all areas zoned:
  - Neighborhood Mixed Use
  - Factoria 2 & 3
- Rezone Community Business zoned areas shown as Midrise Mixed Use on the FLUM



# Form Changes- High Scale

## Proposed Changes:

- Building Height: 16 stories
- Building Size: 5 FAR
- Will apply to all Eastgate TOD Zoned Areas
- Will create a new zoning district and rezone portions of Crossroads & Factoria

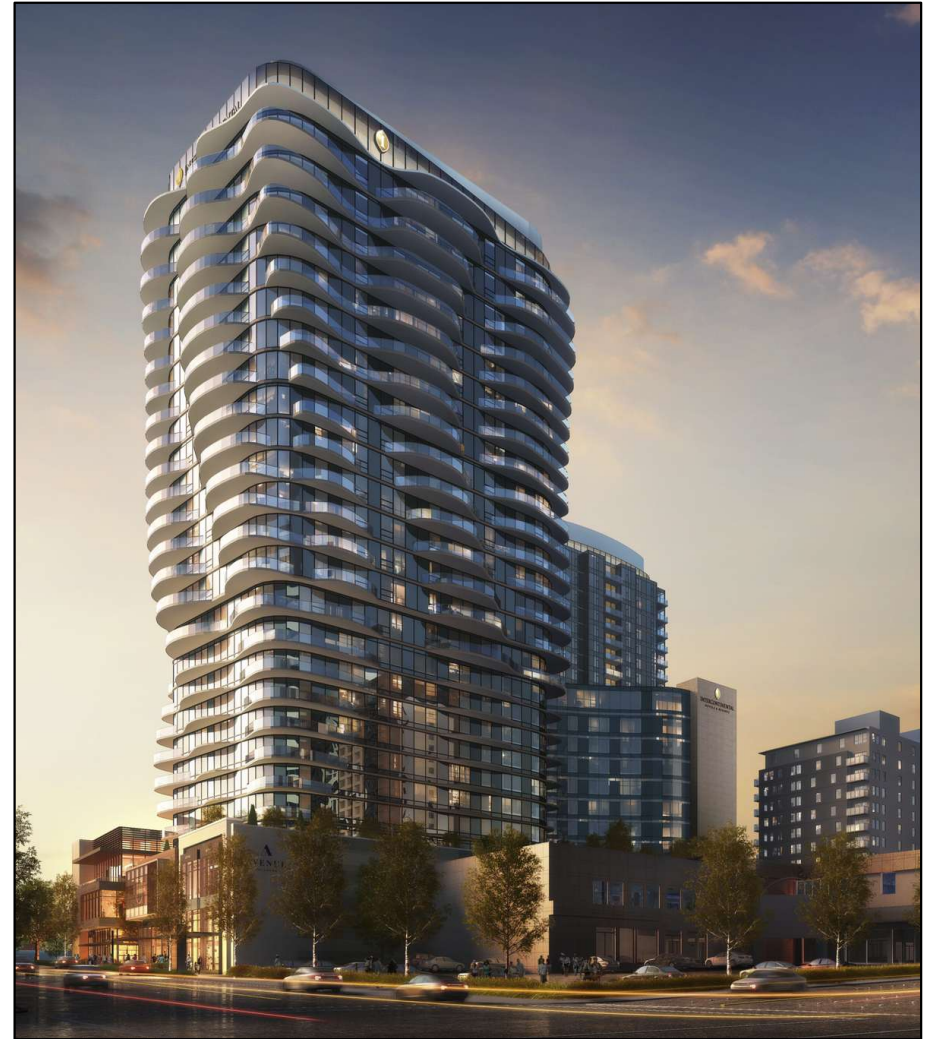




# Form Changes- Highest Scale

## Limited to Downtown

- Building Height: up to 60 stories
- Building Size: up to 9.9 FAR
- Downtown will continue to have lowest density and scale at edges, stepping up towards center



# Phase One Engagement

- Feedback on economic analysis inputs
- Feedback from affordable housing and developer stakeholders on impediments
  - Building Form
  - Site Requirements
  - Parking
  - Use Requirements



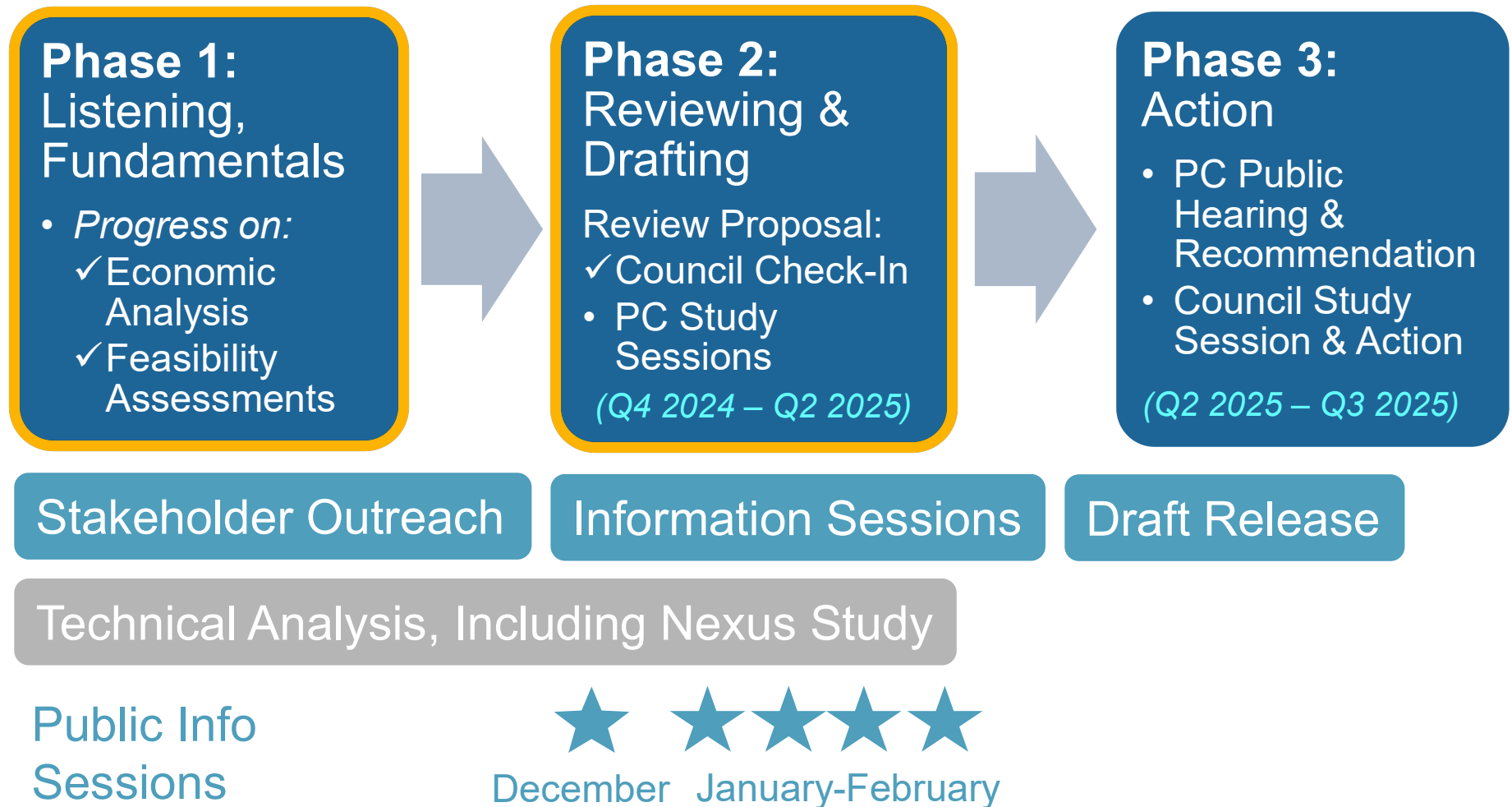
# Information Session & Survey Input

- General Concerns:
  - Traffic
  - Parking
  - Over-densifying/ design
- General Support:
  - FAR exemptions
  - More housing/ affordable housing
  - Ground floor retail





# Schedule





# Planning Commission Direction

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