

Housing Opportunities in Mixed-Use Areas (HOMA)

Council Action

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March 17, 2026



Agenda



Background



February 24 Study Session



LUCA Process





Direction for Council Consideration

Move to adopt Ordinance No. 6906 (LUCA); following this action adopt Ordinance:

- No. 6907 (Rezone)

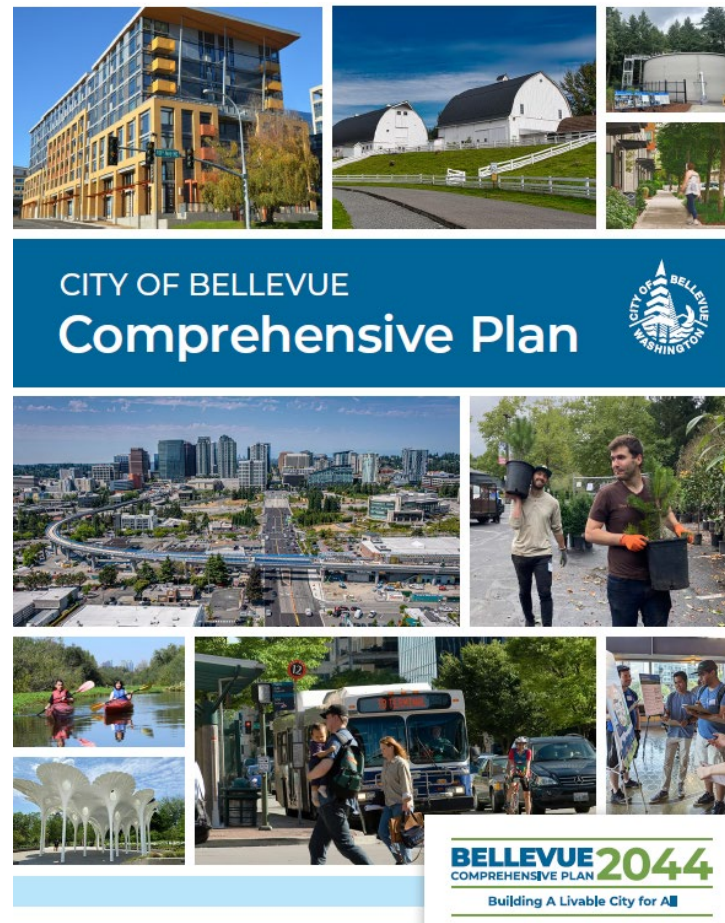


Project Background

- Initiated 2022, scope updated Dec. 2024
- Land Use Code Amendment aimed at encouraging housing and requiring affordable housing in targeted mixed-use areas
- Amends key zoning standards inhibiting housing development
- Creates a straightforward and consistent affordable housing program
- Rezones parcels consistent with the Comprehensive Plan

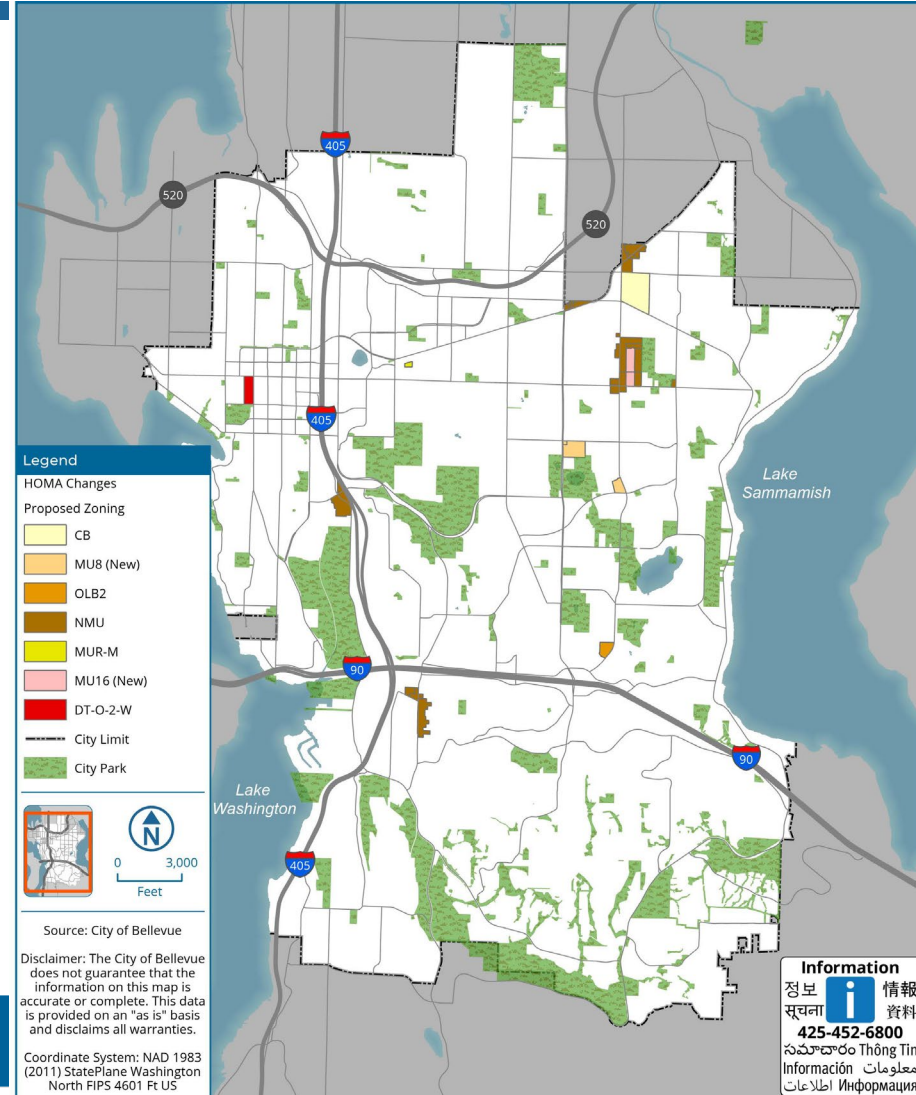
Policy Alignment

- Aligns 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

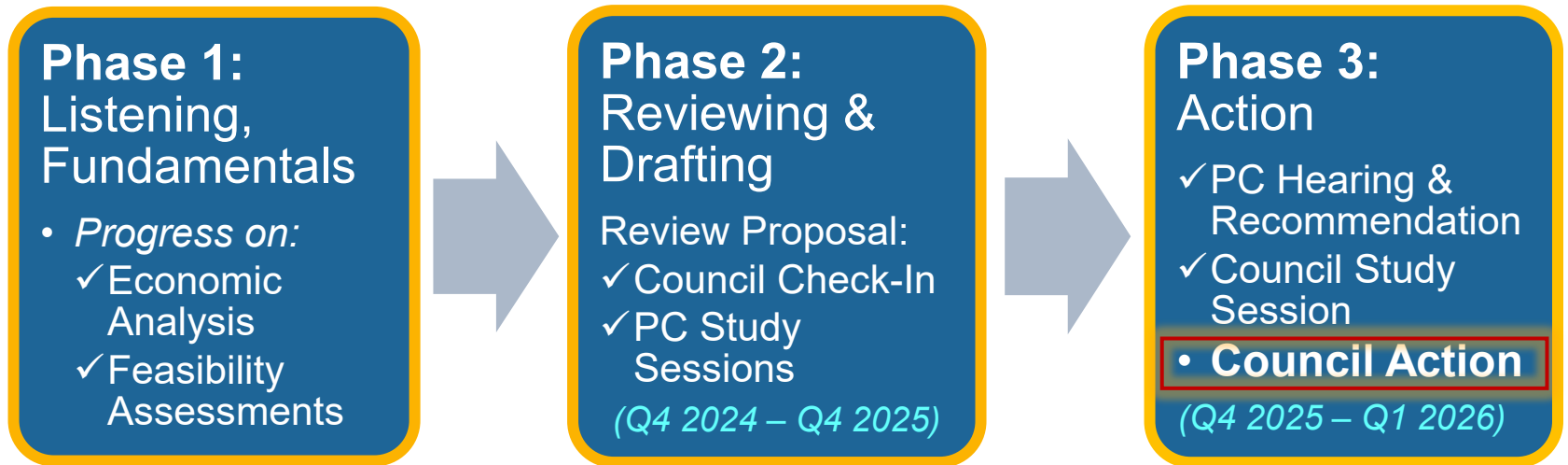


February 24 Study Session

- Direction to prepare Rezone and LUCA for final action
- Four updates to draft:
 - Added FAR exemption for 3% floor plate increase
 - Upper-level stepbacks retained along Main St. between 100th and Bellevue Way
 - Downtown opt-in language added to ordinance
 - The rezone map has been updated to show all rezoned parcels



LUCA Process



Stakeholder Outreach

Draft Release

Technical Analysis, Including Nexus Study

Public Info Sessions

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December '24 January-February '25 September '25



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