

Housing Opportunities in Mixed-Use Areas (HOMA)

Study Session

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Information Only

Housing Opportunities in Mixed-Use Areas Update



Agenda



Next Right Work Background



Proposed HOMA Scope Updates



Outreach & Next Steps



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)



Housing Opportunities in Mixed-Use Areas (HOMA)

- HOMA was formerly named “Phase 2 FAR Increase”
- Replaces Downtown IOC and provides permanent regulations for mixed-use areas
- Focused on incentivizing residential over commercial development in mixed-use areas

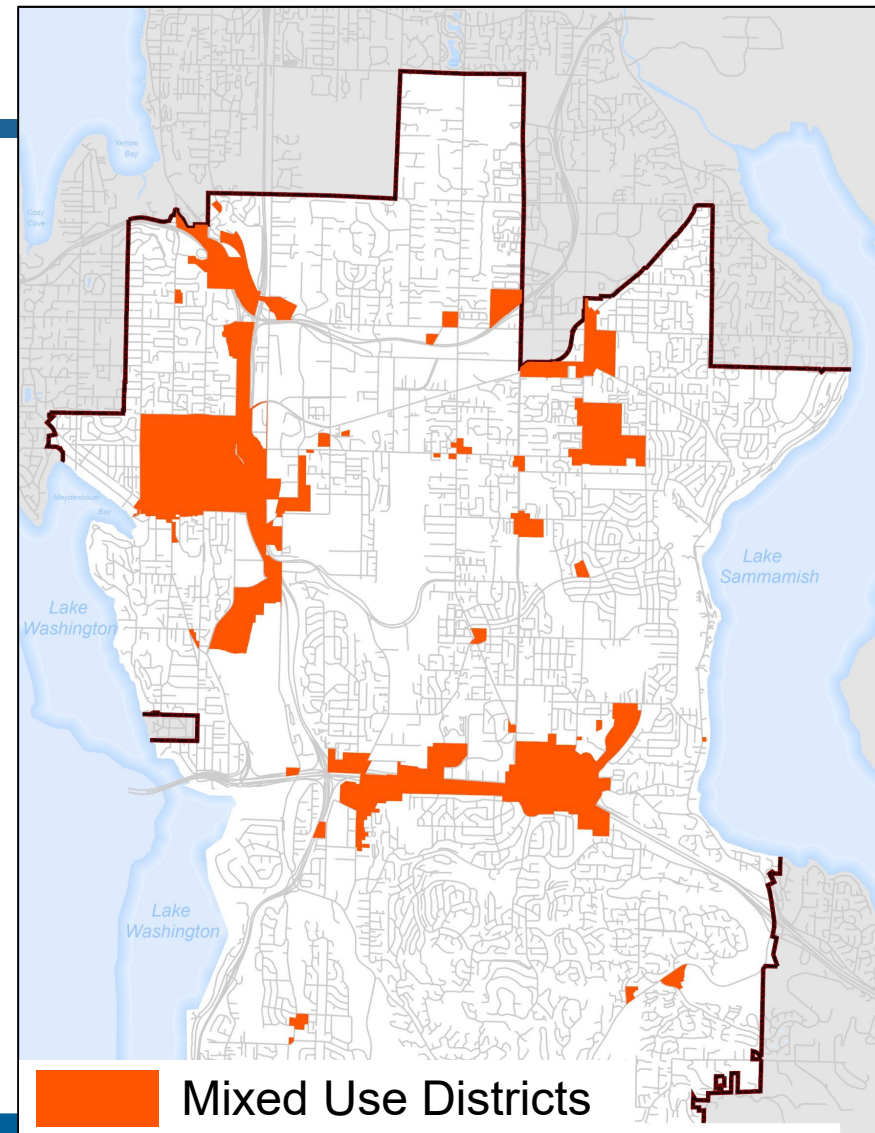


Scope as Initiated in 2022

Geographic scope:
Targeted mixed-use districts

Scope:

- Convert density measurements to FAR
- Increase residential FAR
- Adjust affordable housing exemptions, incentives, in-lieu fees
- Analyze and refine height/form standards



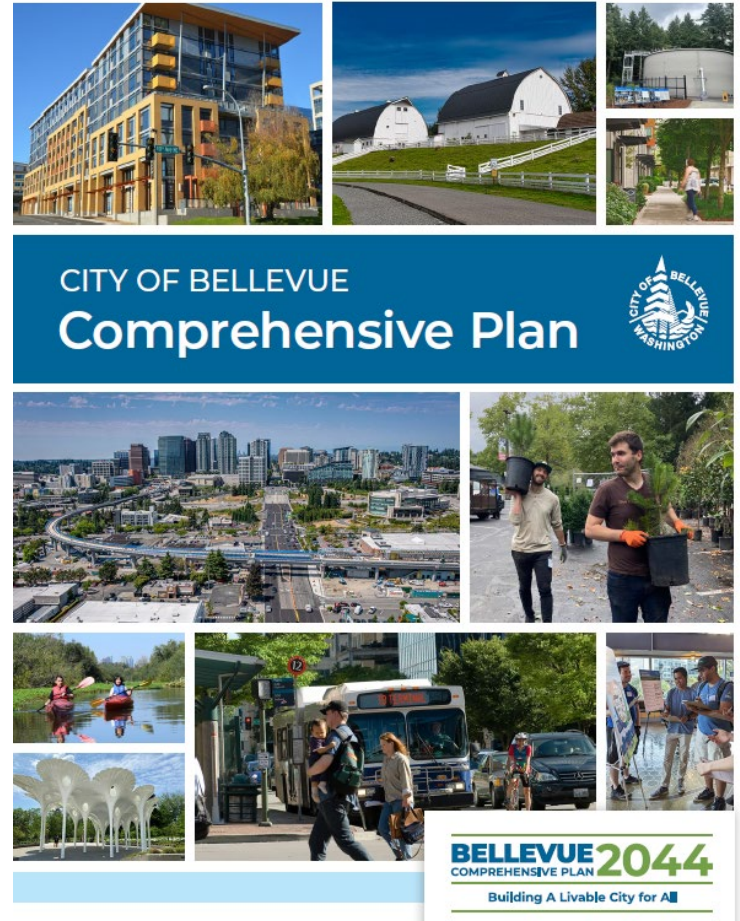
City Context & Needs

- Recently adopted Comprehensive Plan and Future Land Use Map
 - Sets foundation for implementing the City's growth strategy
- Planning for 35,000 or more new housing units by 2044
- Targeting additional 5,700 affordable units by 2034
- Opportunity for HOMA to provide early alignment of policies and actions



Align with Bellevue 2044 Policies

- 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



Context Since HOMA Initiation

- Cooling Office Market
- Economic Analysis complete
- Learnings through Downtown IOC & outreach
 - Six projects vested to IOC
 - 235 affordable units anticipated
 - Equivalent to approximately 5 percent of the units as permanently affordable



HOMA Change: Form Changes

- Greater updates to height and form standards to reflect development scales in mixed-use areas:
 - Low
 - Middle
 - High
 - Highest
- Improve development standards to promote housing.
- Maximize affordable housing



Low scale and density



Middle scale and density



High scale and density

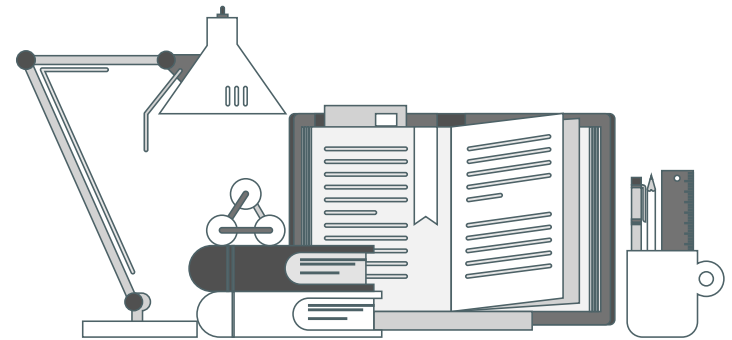


Highest scale and density



HOMA Change: Affordable Housing Options

- Evaluate two affordable housing options:
 - A. Requirement
 - B. Voluntary Incentive
- Options will be analyzed by Planning Commission
- Development feasibility model complete
- Affordable housing nexus study ongoing



Engagement Plan



Ongoing analysis of projects under IOC



Focus group with shopping center developers and affordable housing providers



Input from residents, neighborhood associations, community organizations



Project website and interactive story map



Internal focus group with Urban Design and Building SMEs



Eastside Housing Roundtable & Bellevue Development Committee

Phase One Engagement

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



Phase Two Engagement

Direct outreach with the Community



Project website
and interactive
story map



Input from residents,
neighborhood associations,
community organizations



Eastside Housing
Roundtable &
Bellevue
Development
Committee

Interactive Story Map

- Launching story map
- Map will show proposed HOMA and middle housing updates
- Will provide ability to comment through associated survey

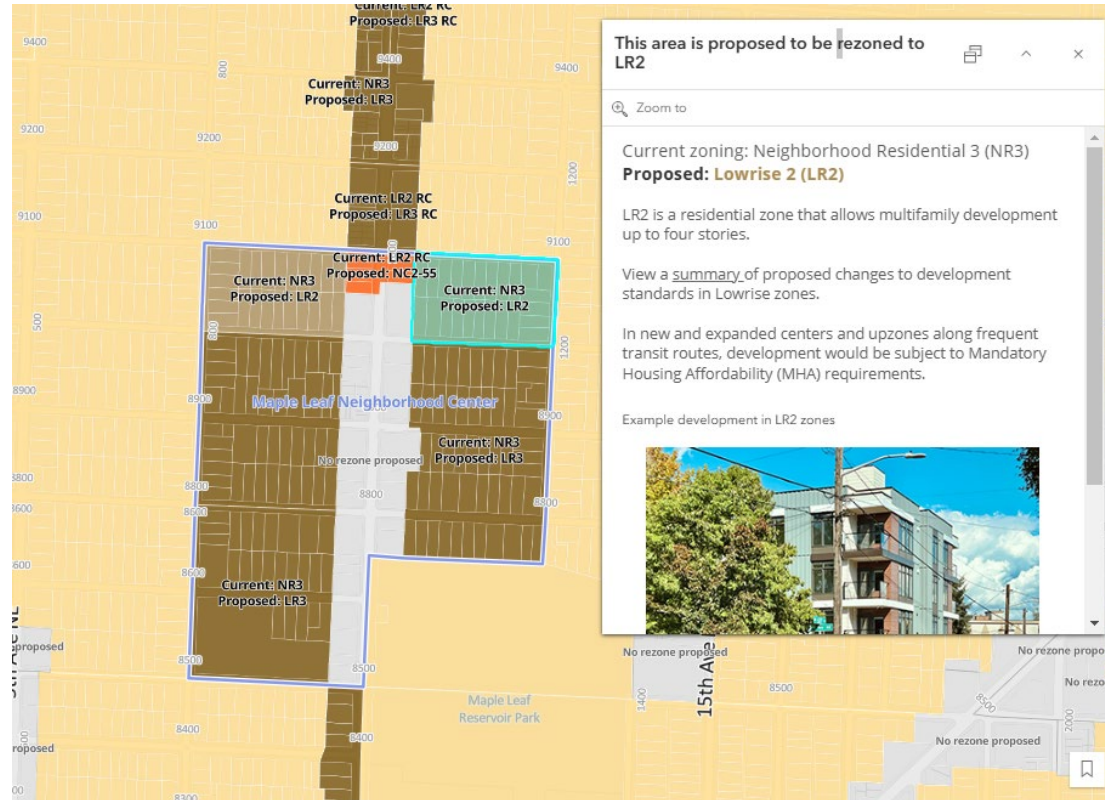


Image: Snippet from Seattle's Online Zoning Map. This snippet is for illustrative purposes only and does not reflect zoning districts proposed in Bellevue.

Community Information Sessions

- Up to six public information and sessions near impacted mixed-use areas
- Presentations to various neighborhood associations
- Proposed rezones will be publicly noticed to surrounding residents

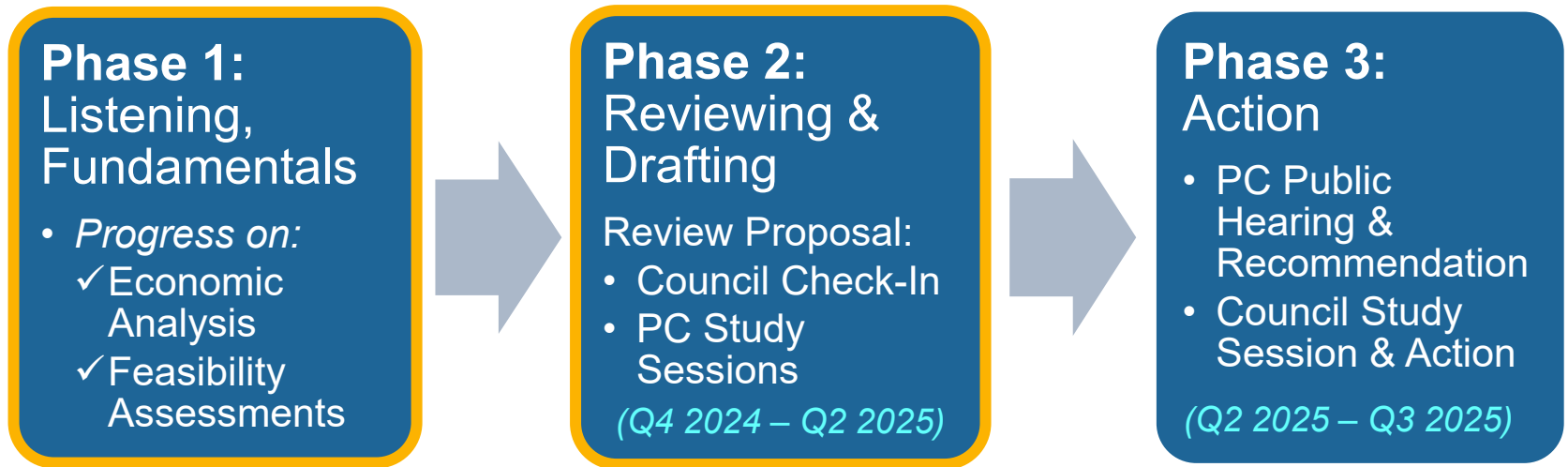


Stakeholder Engagement

- Direct engagement with Bellevue Development Committee and affordable housing advocates
- Continued engagement with shopping center owners and developers



Next Steps



Stakeholder Outreach

Information Sessions

Technical Analysis, Including Nexus Study

Public Info Sessions

★
December

★ ★ ★ ★ ★
January-February



Information Only

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