

Housing Opportunities in Mixed-Use Areas (HOMA)

Informational Session

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Development Services Department

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Agenda



Background Information



HOMA Information



Next Steps



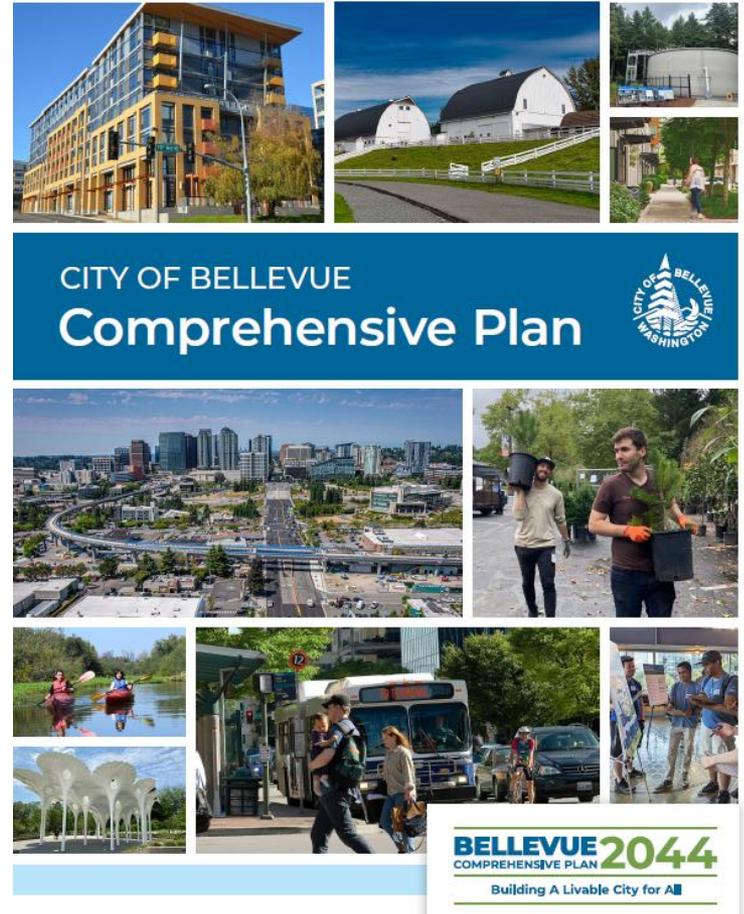
City Context & Needs

- 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



Comprehensive Plan Alignment

- Guides Land Use Code Updates
 - Create diverse housing opportunities
 - Expand affordable housing
 - Foster vibrant, well-served neighborhoods
 - Enable people to live closer to work and shopping
 - Determines appropriate uses and scale

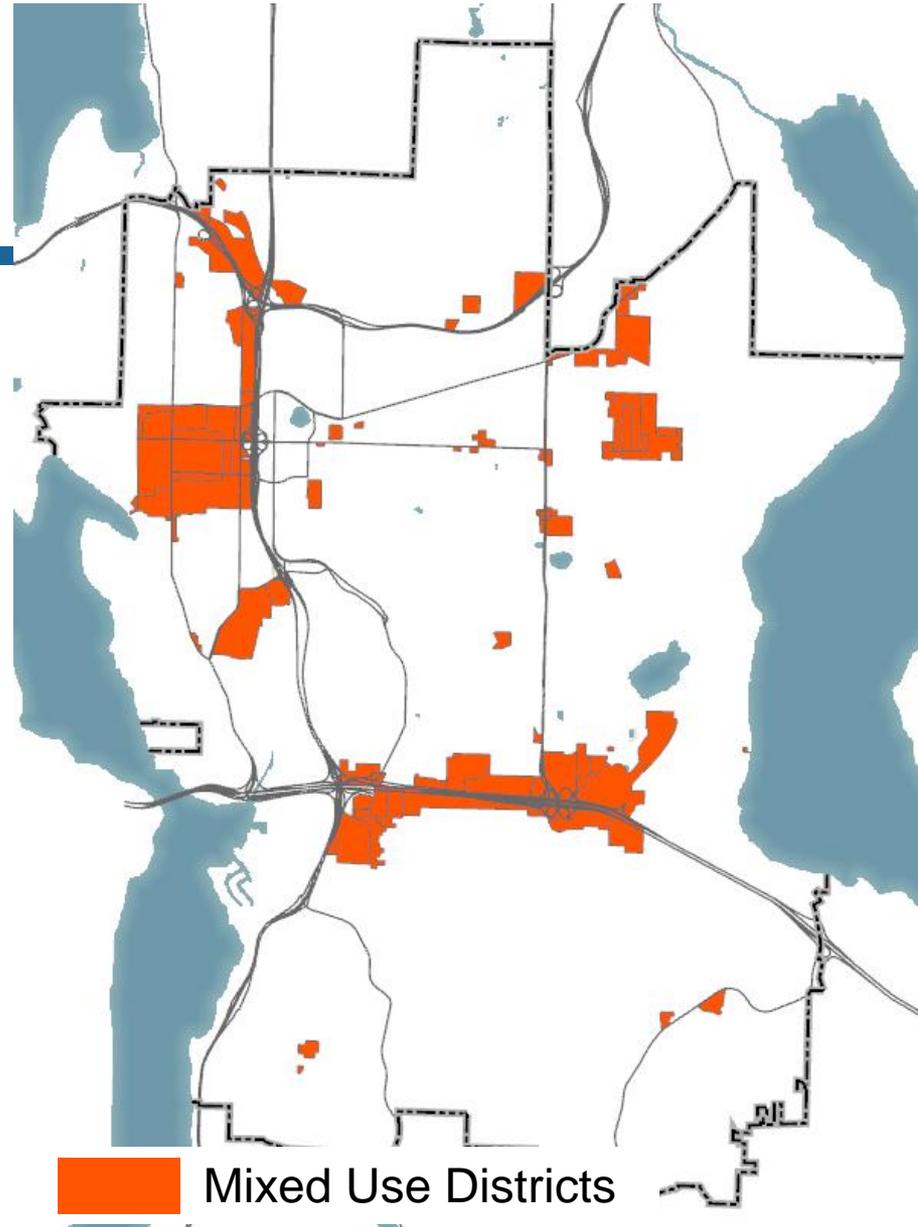


What is HOMA?

- 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
- Includes rezones for targeted mixed-use properties not consistent with the FLUM
- Updates standards in the Land Use Code to be consistent with new Comp Plan

Geographic Scope

- Includes all mixed-use zones other than Wilburton, BelRed, and East Main
- Rezone areas inconsistent with FLUM
- Updates to dimensional, site, and other requirements to promote housing

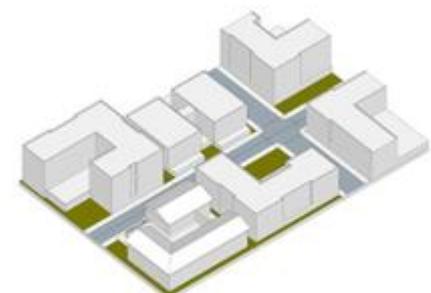


Form Changes

- 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

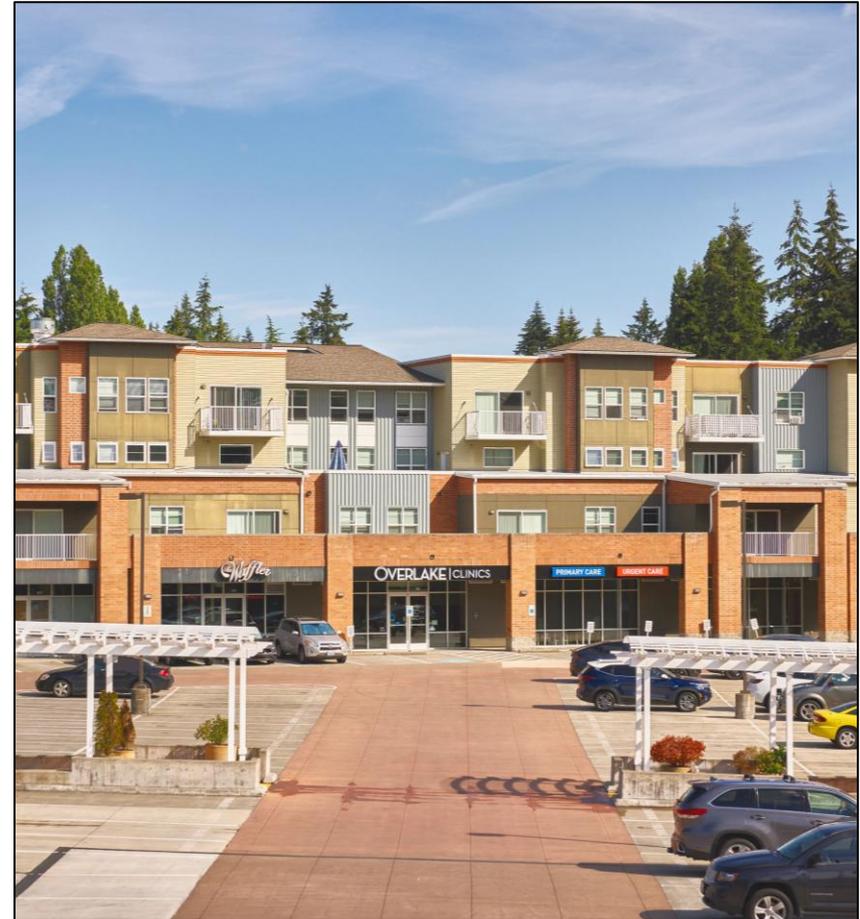


Highest scale and density

Form Changes- Low Scale

Proposed Changes:

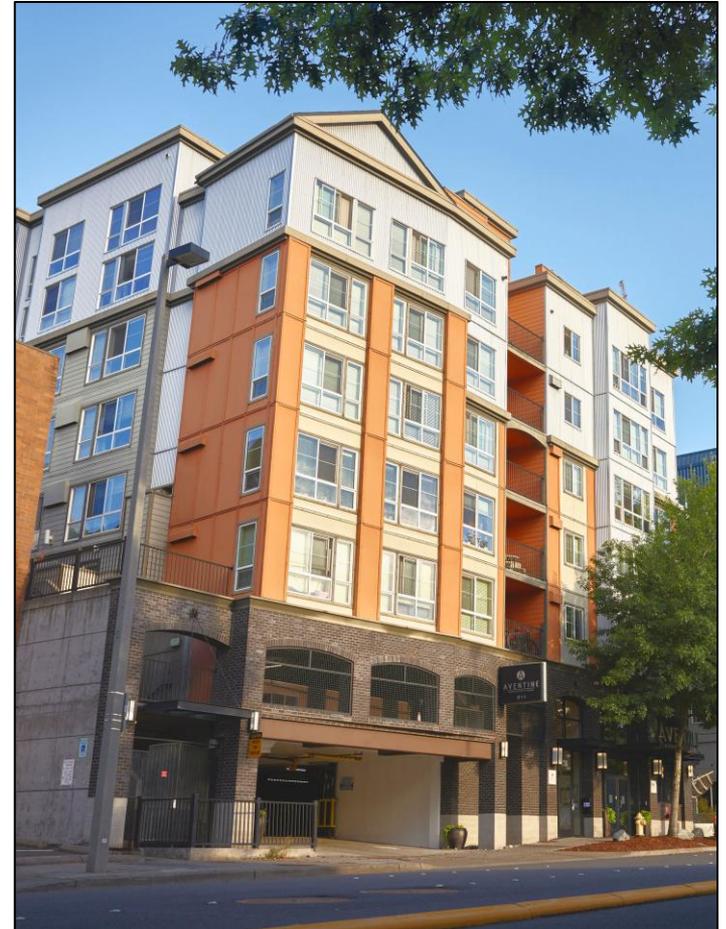
- Building Heights: 3-6 stories
- Building Size: 1-2.5 FAR
- Will apply to all areas zoned:
 - Neighborhood Business
 - Office & Limited Business
 - Office
 - Community Business zoned areas shown as Lowrise 1 Mixed Use on the FLUM



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

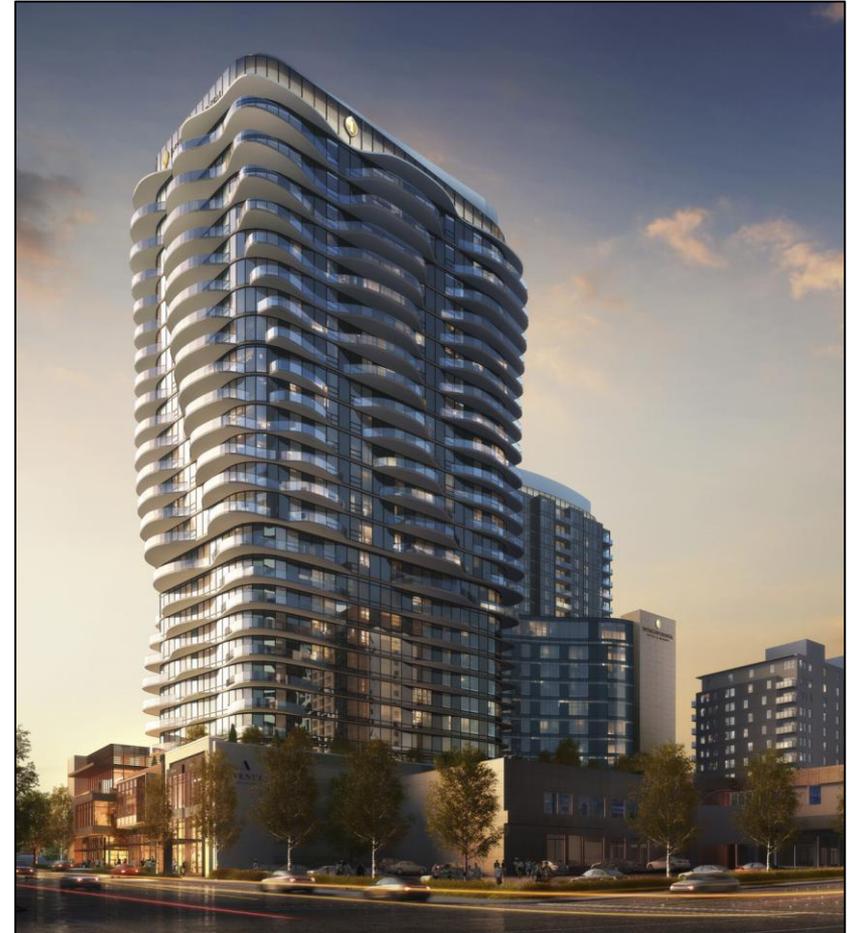
Proposed Changes:

- 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

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



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 will also be available



What We've Heard So Far

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



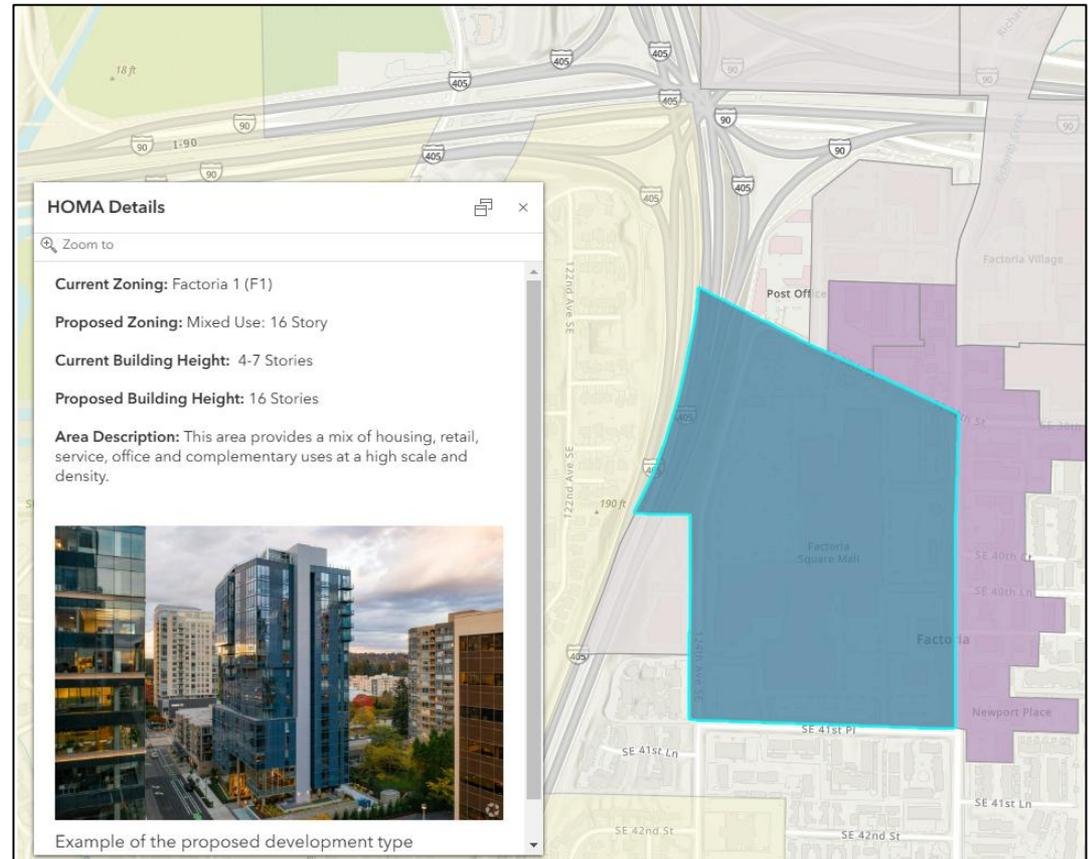
Community Information Sessions

- Six public information sessions
- Presentations to various neighborhood associations
- Proposed rezones will be publicly noticed to surrounding residents

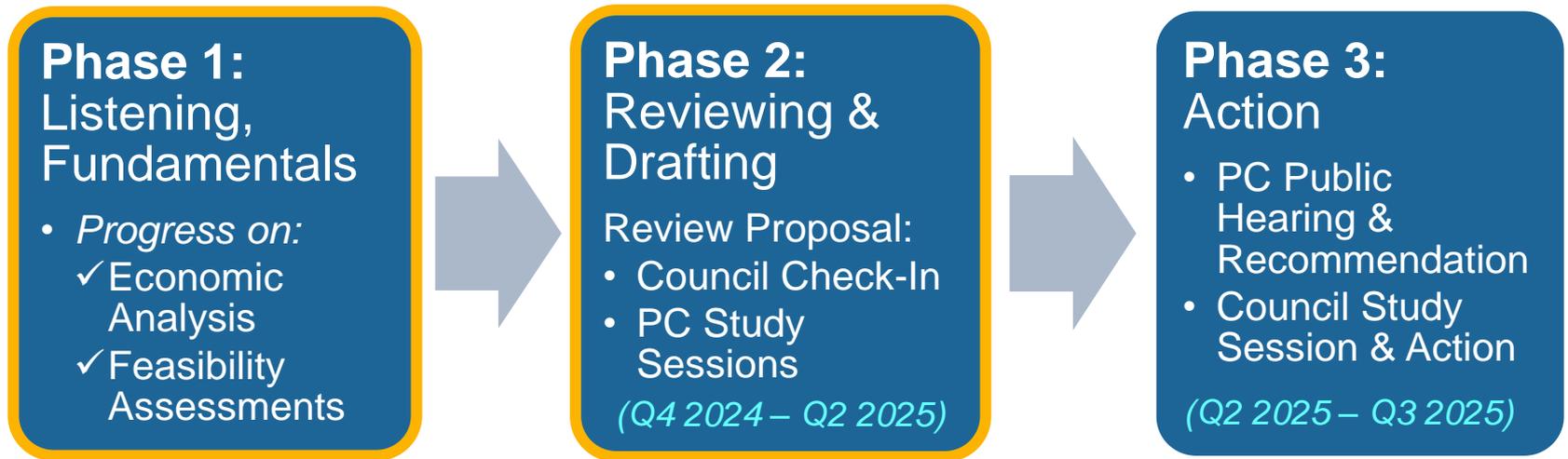


Interactive Story Map

- Interactive map for both HOMA and middle housing amendments
- Will provide ability to comment through associated survey
- Link to map can be found at: bellevuewa.gov/HOMA



Next Steps



Stakeholder Outreach

Information Sessions

Technical Analysis, Including Nexus Study

Public Info Sessions



December



January-February



Questions or Comments?

HOMA Website: bellevuewa.gov/homa

Contact: mmenard@bellevuewa.gov





For alternate formats, interpreters, or reasonable accommodation requests please phone at least 48 hours in advance 425-452-6930 (voice) or email bbrod@bellevuewa.gov. For complaints regarding accommodations, contact City of Bellevue ADA/Title VI Administrator at 425-452-6168 (voice). If you are deaf or hard of hearing dial 711. All meetings are wheelchair accessible. If you have any questions regarding the ADA statement above or need help please reach out to ADA Coordinator Blayne Amson, bamson@bellevuewa.gov or 425-452-6168.

