



Middle Housing Code Amendments

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Agenda

1. Project Background
2. May 13 Study Session Recap
3. Areas Council wants further discussion
4. Q&A (Please write down your questions)





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



State Law Requirements

HB 1110 (Middle Housing)

- 4 units citywide
- 6 units within ¼ mile of major transit stop and when two are affordable
- Parking reductions
- Cannot apply more restrictive regs than for single family

HB 1337 (ADUs)

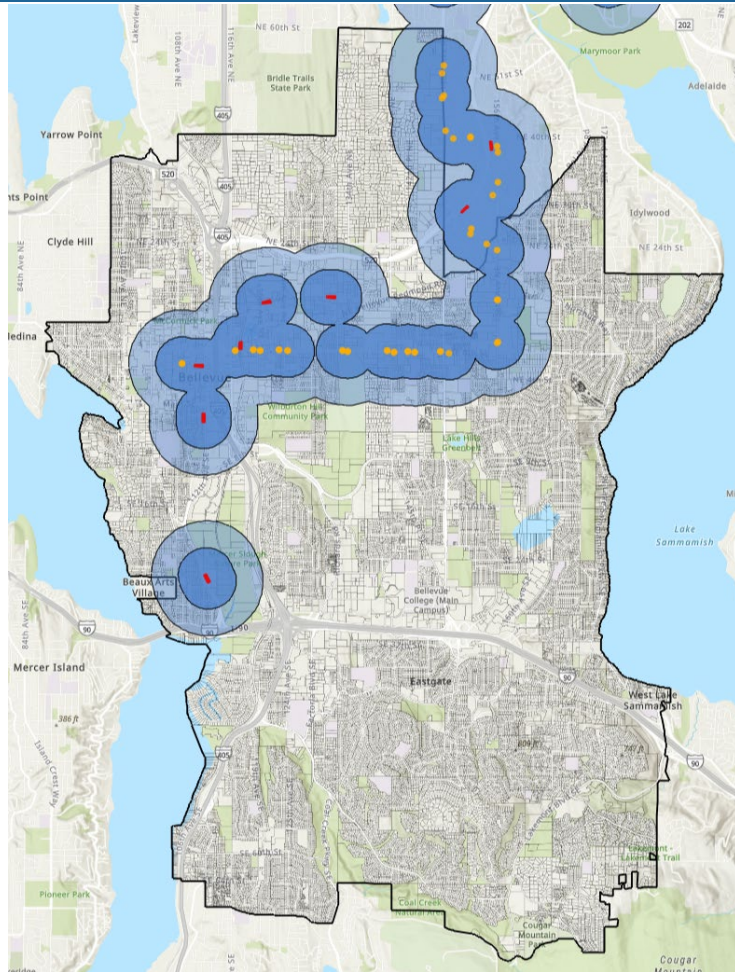
- 2 ADUs on all lots (attached and detached)
- Sets minimum size and height
- Reduced impact fees
- No frontage improvements
- Parking exemptions and reductions



Planning Commission Recommendation

Citywide	
State Law (HB 1110 & 1337)	PC Recommendation
<ul style="list-style-type: none"> • Four units/lot • Six units/lot when two are affordable <p>ADUs may count towards unit density</p> <p><i>Note: Model ordinance does not count ADUs towards unit density</i></p>	<ul style="list-style-type: none"> • Four units/lot • Six units/lot when two are affordable -or- • Six units/lot with in-lieu fee of \$150,000/unit <p>AADUs do not count towards unit density DADUs do count towards unit density</p>
N/A	Cottage density driven by FAR, retained open space, maximum cottage size, other site restrictions
Major Transit Stops	
State Law (HB 1110)	PC Recommendation
<ul style="list-style-type: none"> • Six units/lot within: 1/4 mile walking distance of a Major Transit Stop 	<ul style="list-style-type: none"> • Six units/lot within: 1/2 mile walking distance of a Major Transit Stop
Regional and Countywide Growth Centers	
State Law (HB 1110)	PC Recommendation
N/A	<ul style="list-style-type: none"> • Six units/lot within: 1/4 mile walking distance of a Regional or Countywide Growth Center

Density Near Major Transit Stops



HB 1110 Density Requirement

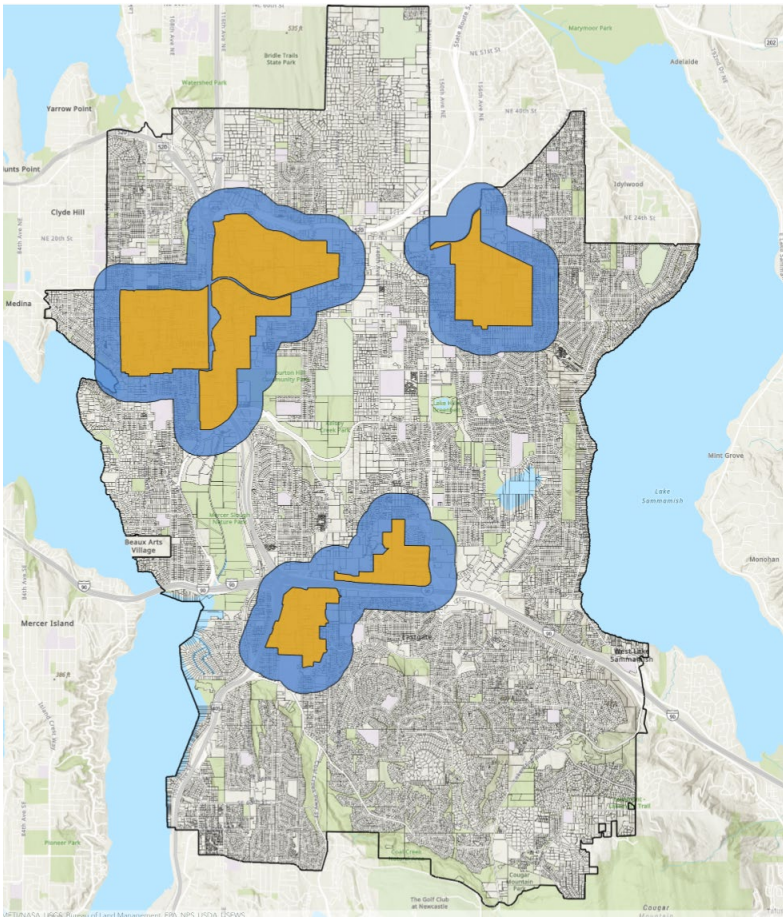
**Six units within
 $\frac{1}{4}$ mile walking
distance**

LUCA Density Recommendation

**Six units within
 $\frac{1}{2}$ mile walking
distance**



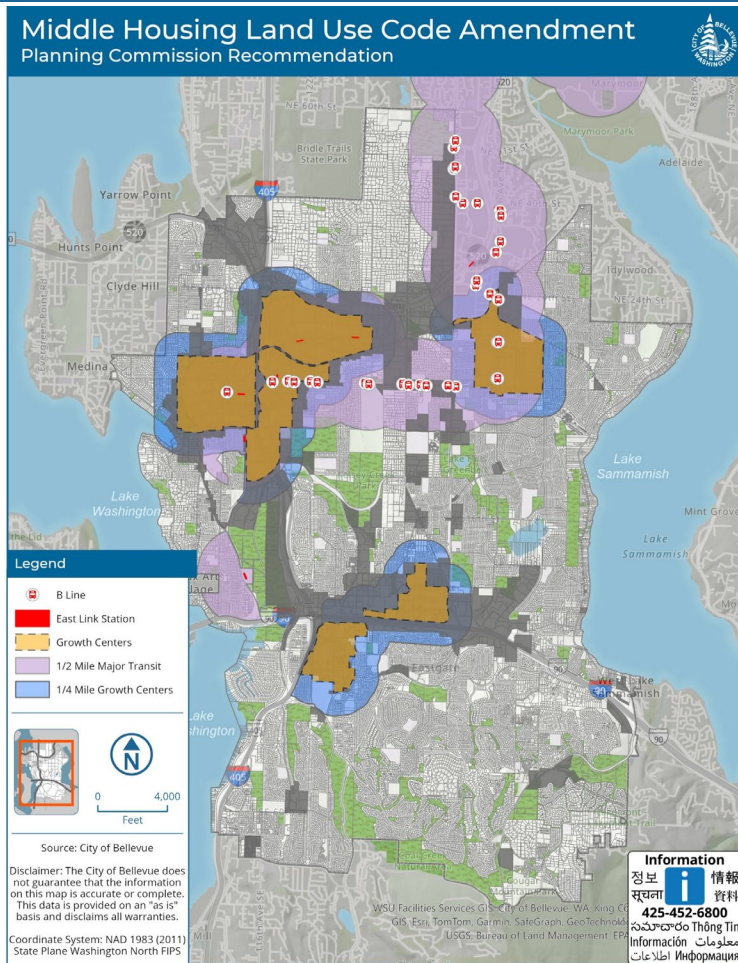
Density Near Centers



HB 1110 Density Requirement	LUCA Density Recommendation
N/A	Centers
	Six units/lot within ¼ mile walking distance of: <ul style="list-style-type: none"> Regional & Candidate Countywide Growth Centers



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



May 13 Study Session Recap

- Questions on:
 - Outreach and engagement
 - Types of middle housing units
 - Infrastructure impacts
- Concerns and feedback on:
 - Density near transit
 - Selecting six of the nine middle housing types
 - Dimensional standards (building height, tree requirements)
 - Scale of cottage housing



Types of Middle Housing

Duplex



Triplex



Fourplex



Fiveplex



Sixplex



Stacked Flats



Courtyard Apartments



Cottage Housing



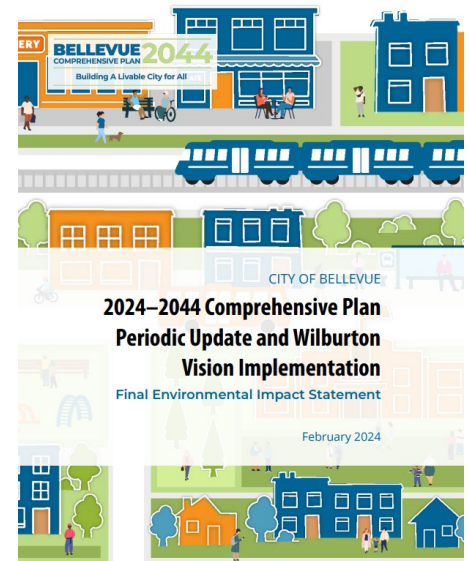
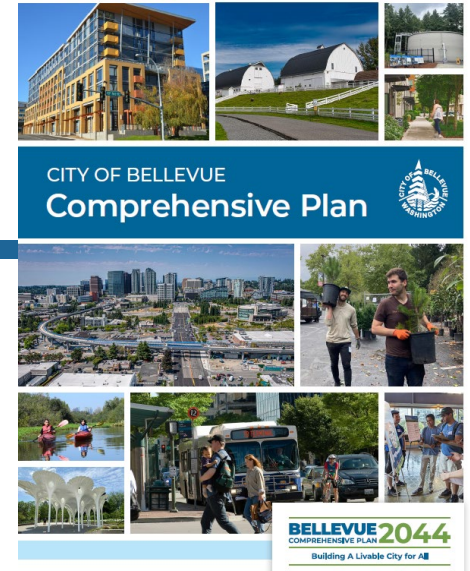
Townhouses



Infrastructure Impacts

- Middle housing included in Comprehensive Plan update
 - Transportation, Utilities, Capital Facilities elements updated
- Analyzed impacts of far more housing units than anticipated (goal: 35,000 by 2044)
- No significant impacts to utilities, schools, police, or fire
- Transportation impacts identified, consistent across all growth scenarios

Conclusion: Middle housing LUCA is strategically planned to grow responsibly with supporting infrastructure.



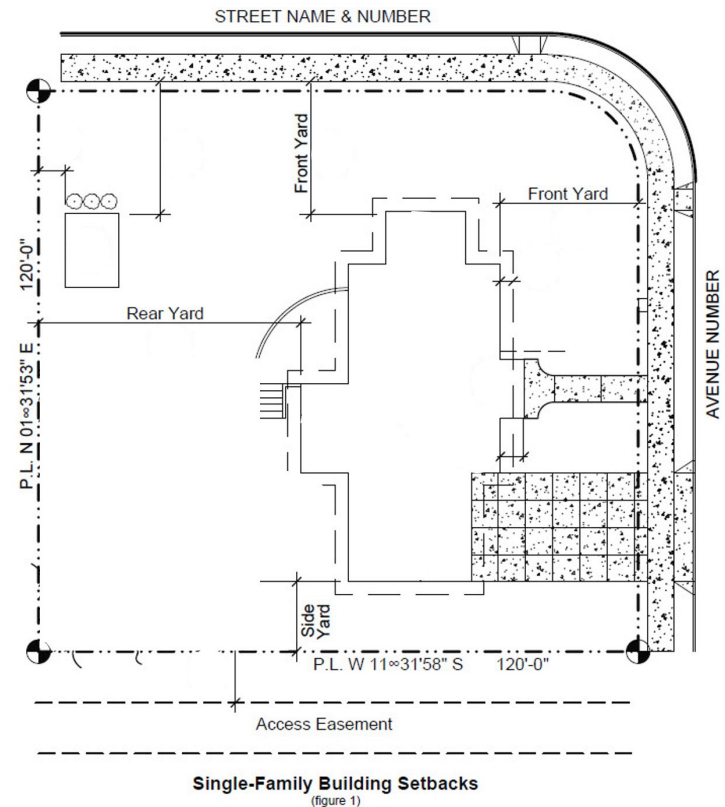
Infrastructure Impacts

- Developers must show infrastructure can support their project or fund upgrades.
- If systems (water, sewer, roads) are insufficient, developers pay for improvements.
- Typical upgrades: utility mains, sidewalks, street trees.



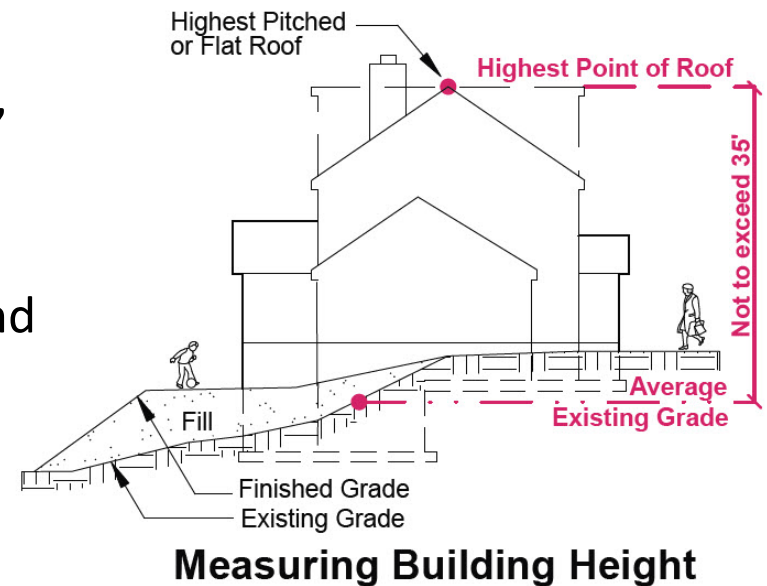
Dimensional Standards

- State law prohibits Bellevue from applying more restrictive standards to middle housing than to single-family homes.
- LUCA allows slight increases in:
 - Building height
 - Lot coverage
 - Setback reductions
- Purpose: Enables feasible, functional middle housing development on a range of lot types



Building Height

- Height proposal: 38-ft from average existing grade
- Height concerns: 38-ft buildings could theoretically allow 4 stories, but:
 - Unlikely due to impractical ceiling heights
 - Below typical construction norms and market demand
- Benefits of modest increases:
 - Better floor-to-ceiling height = improved livability and aesthetics
 - Flexibility supports varied, well-designed infill housing

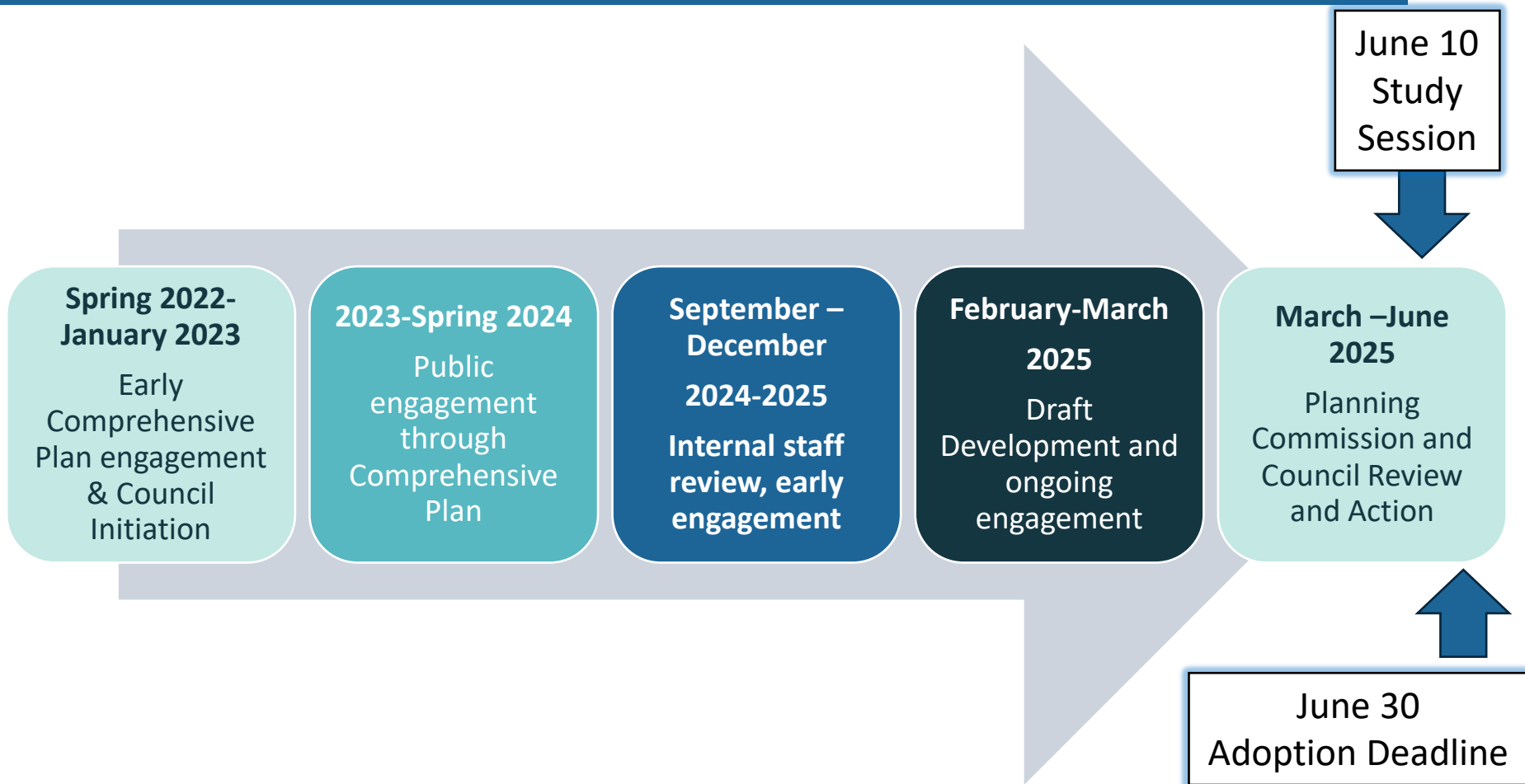




Areas for further discussion

- Corridors/places where we allow more units than required by law
- Selecting six of the nine middle housing types
- Dimensional standards (e.g., height, lot coverage)
- Size and height of cottage housing

Schedule and Next Steps





Q&A

- Responses to questions provided prior to meeting
- Additional Q&A as time permits, please provide questions into chat box and city staff will moderate

