



Housing Opportunities in Mixed-Use Areas (HOMA)



What is HOMA?

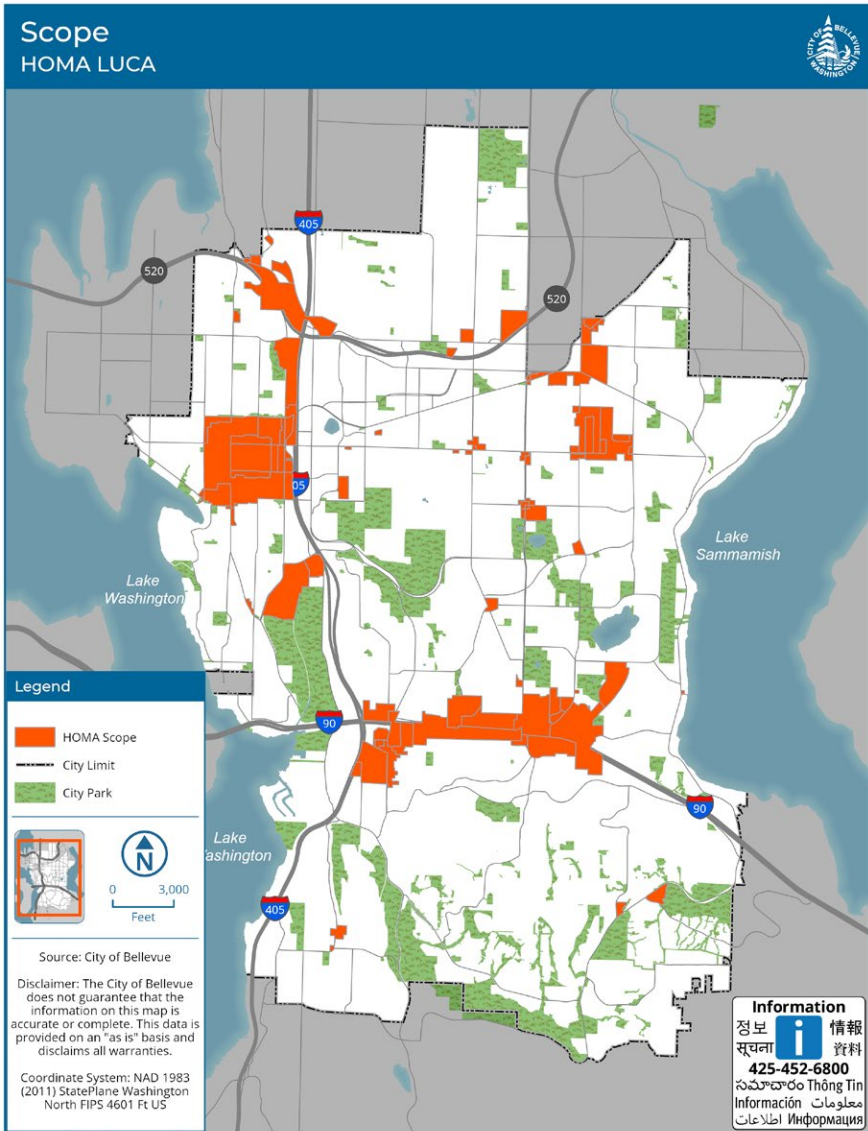
The Housing Opportunities in Mixed-Use Areas (HOMA) land use code amendment is designed to encourage housing development. It proposes higher density, taller buildings and removing obstacles to building more homes in various mixed-use areas of the city. The proposal will create an affordable housing program—either mandatory or voluntary—in these areas.

This code amendment would encourage housing development by making changes to the city's Land Use Code. Building on the recently adopted Comprehensive Plan, this aims to remove obstacles to building homes and create an affordable housing program in the mixed-use areas of the city (places where housing and business can be built together). The proposal does not include Wilburton, BelRed and East Main.

The updates will address issues identified by stakeholders, including residential floor area ratio (FAR), building heights, setbacks, lot coverage, parking, transition areas, multifamily play areas and recycling and solid waste requirements. The proposal will include either mandatory or optional affordable housing rules to increase affordable housing throughout the city. HOMA will also look to rezone parcels in certain mixed-use areas, consistent with the Comprehensive Plan and Future Land Use Map.

Geographic Scope

Changes proposed through HOMA apply to all mixed-use zones other than Wilburton, BelRed and East Main as shown by the areas in orange in the map below.





Affordable Housing

HOMA will provide two options for an affordable housing program in the mixed-use areas, one mandatory approach and one voluntary incentive-based approach. The city council will choose whether to adopt a mandatory or voluntary approach through the amendment process.

Option A: Mandatory Affordable Housing

Any new construction ten units or greater requires:

- At least 10% of the units affordable to those making 80% of the area median income (AMI), or
- At least 7% affordable to those making 65% AMI, or
- At least 5% affordable to those making 50% AMI

Option B: Incentive Program

- Projects must earn building height and square footage through the provision of affordable housing



Downtown

HOMA proposes minor changes to the Downtown Land Use Code to encourage the construction of additional housing and affordable housing. The changes will maintain the “wedding cake”, with the lowest heights around the perimeter, increasing towards the center of downtown. To encourage more affordable housing, floor area bonuses have been added to the existing amenity incentive system for projects that provide affordable units.

For projects at the perimeter of downtown which provide affordable housing, flexibility related to setbacks, building heights, and floor plate limits is proposed.

District Specifics

Office Land Use District

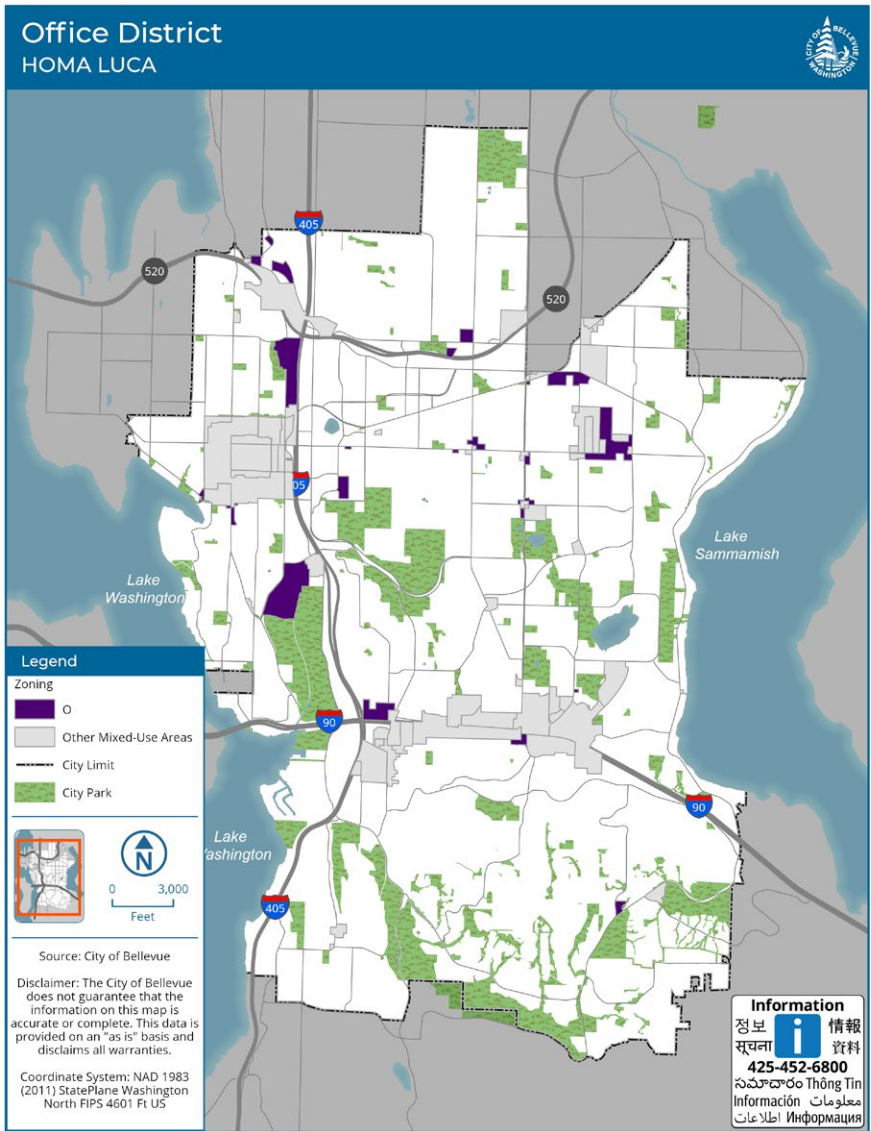
The Office District generally contains low-scale office buildings surrounded by surface parking as shown in the photo below.



HOMA proposes to allow 45-foot-tall buildings in these areas with an additional 10 feet of building height permitted if at least 15% of the units are affordable. This would promote buildings similar in scale to the photo below.



The location of the Office District is shown in purple below.



Neighborhood Business and Community Business Districts

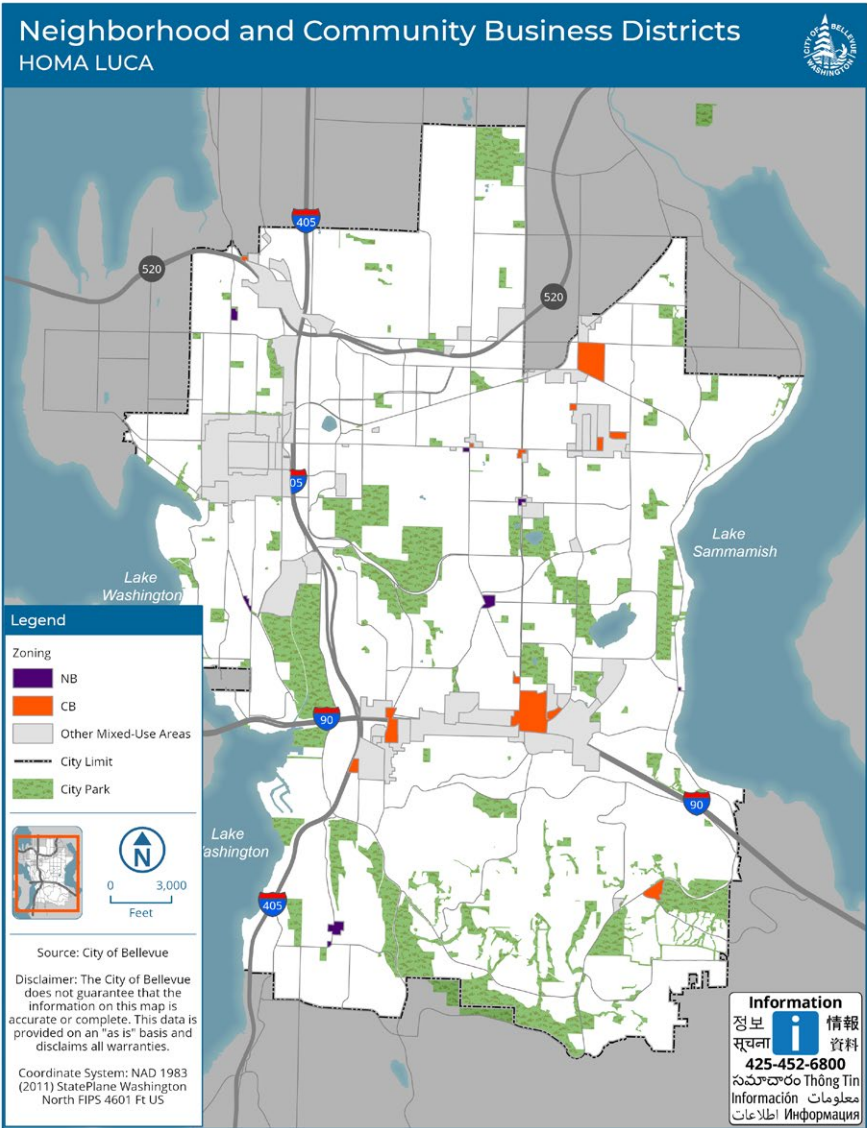
The Neighborhood Business (NB) and Community Business (CB) Districts act as neighborhood centers which cater to the needs of nearby residents. Currently, most of these areas are one-story strip malls with large surface parking lots as shown in the photo below.



HOMA proposes to allow 45-foot-tall buildings in the NB District with an additional 15 feet of building height permitted if at least 15% of the units are affordable. The proposed height limit in the CB district is 60 feet. As the neighborhood center, HOMA proposes that street-front buildings must provide uses that serve residents. This would promote buildings similar in scale to the photo below.



The location of the NB District is shown in purple and the location of the CB District is shown in orange in the map below.

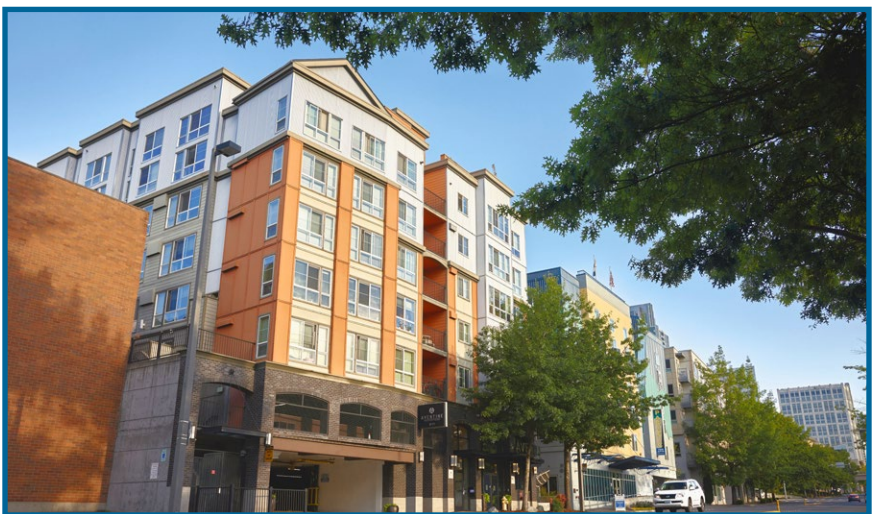


Office and Limited Business and Office and Limited Business 2 Districts

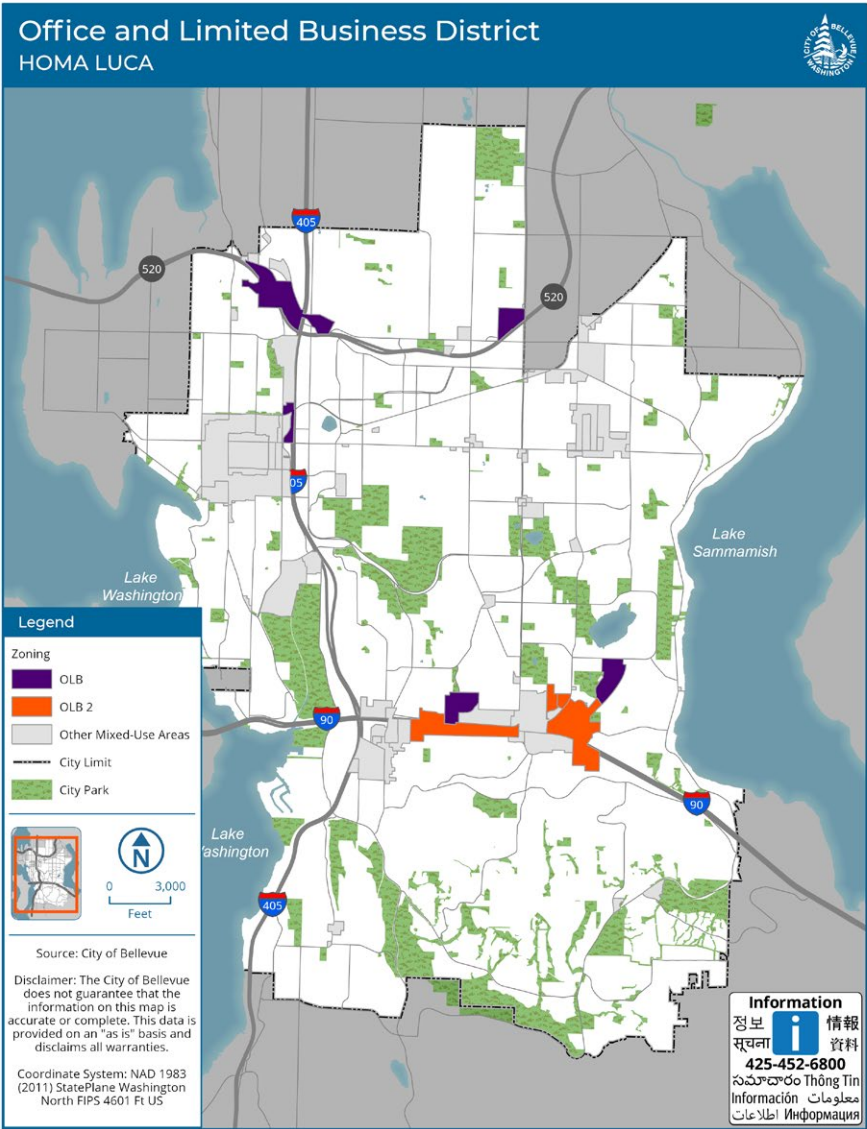
The Office and Limited Business (OLB) and OLB2 districts generally contain low- to mid-rise office parks and campuses as shown in the photo below.



HOMA proposes to allow 45-foot-tall buildings in the OLB District with an additional 15 feet of building height permitted if at least 15% of the units are affordable. The proposed height limit in the OLB2 district is 75 feet. This would promote buildings similar in scale to the photo shown below.



The location of the OLB District is shown in purple and the location of the OLB2 District is shown in orange in the map below.



Neighborhood Mixed Use

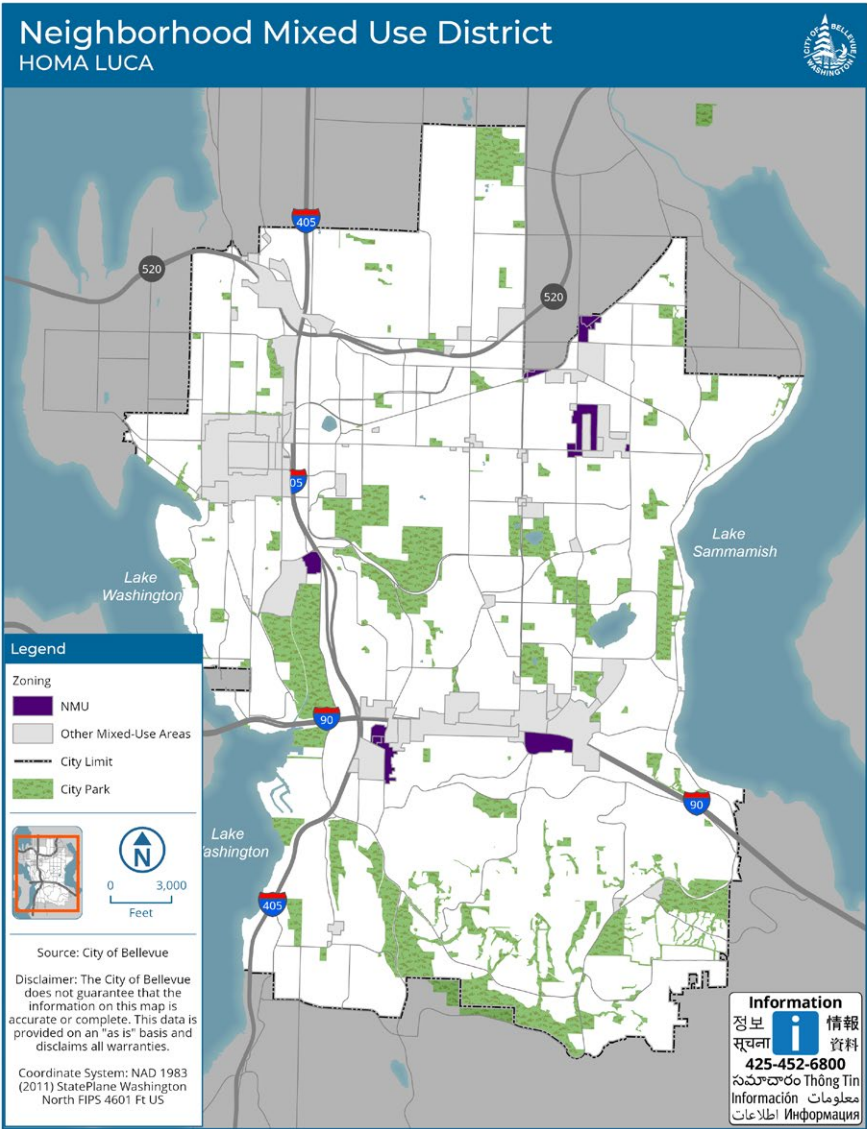
The Neighborhood Mixed Use (NMU) District generally contains one-story retail developments adjacent to higher density mixed-use areas as shown in the photo below.



HOMA proposes to allow 110-foot-tall buildings in the NMU District. To encourage a mix of uses, HOMA proposes that street-front buildings must provide uses that serve residents. This would promote buildings similar in scale to the photo below.

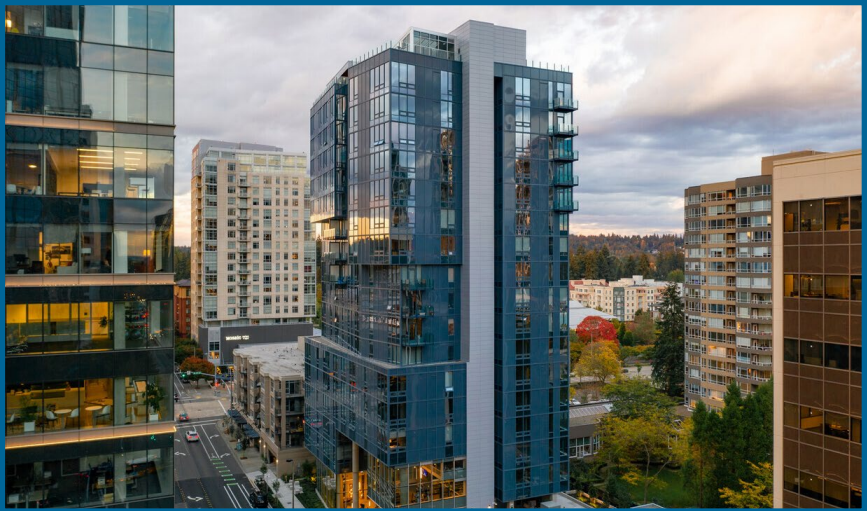


The location of the NMU District is shown in purple below.

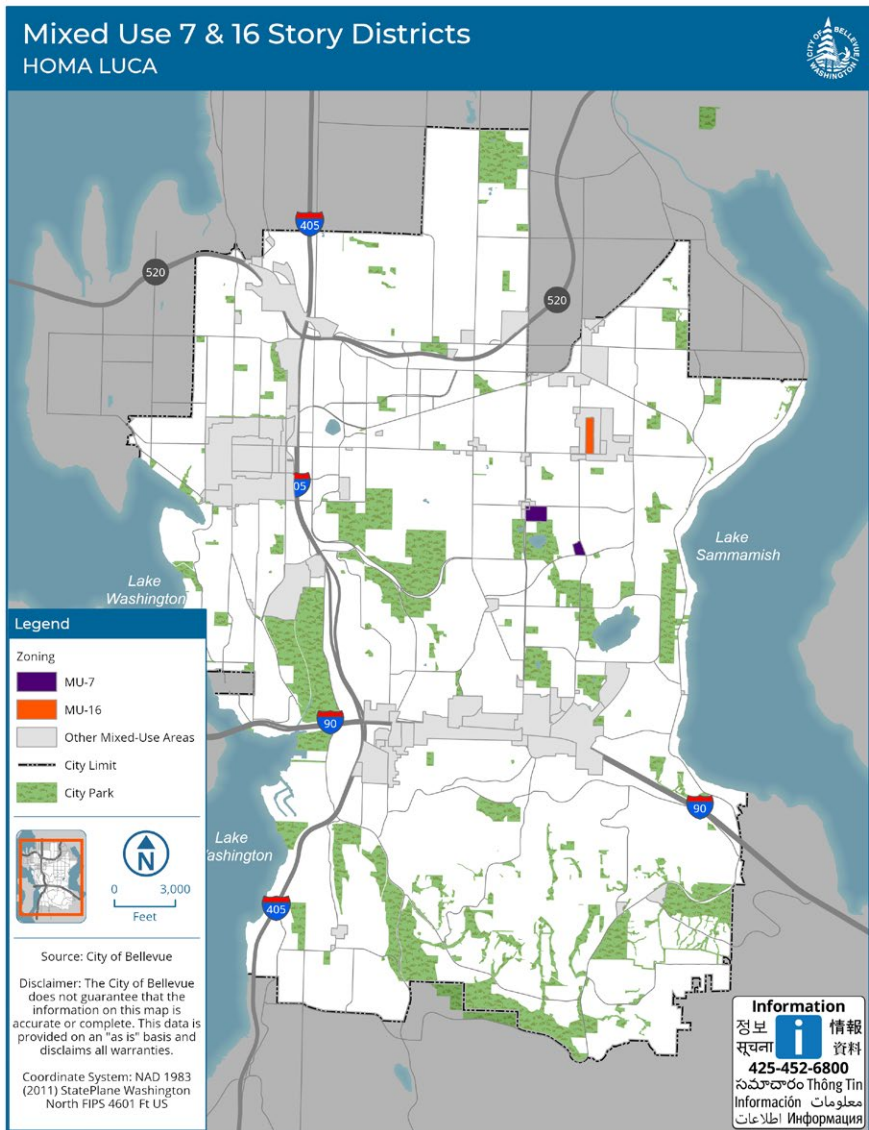


Mixed Use: Seven Story and Mixed Use: Sixteen Story

The Mixed Use: 7 Story (MU7) and Mixed Use: 16 Story (MU16) Districts are new land use districts added to the Comprehensive Plan in 2024. They will encourage a mix of uses at a mid- and high-rise scale. To encourage a mix of uses and create neighborhood centers where those who live in the area can meet their daily needs, HOMA proposes that street-front buildings must provide uses that serve residents. This would promote buildings similar in scale to the photos below.



The location of the MU7 District is shown in purple and the location of the MU16 District is shown in orange in the map below.



Eastgate Transit Oriented Development and Factoria

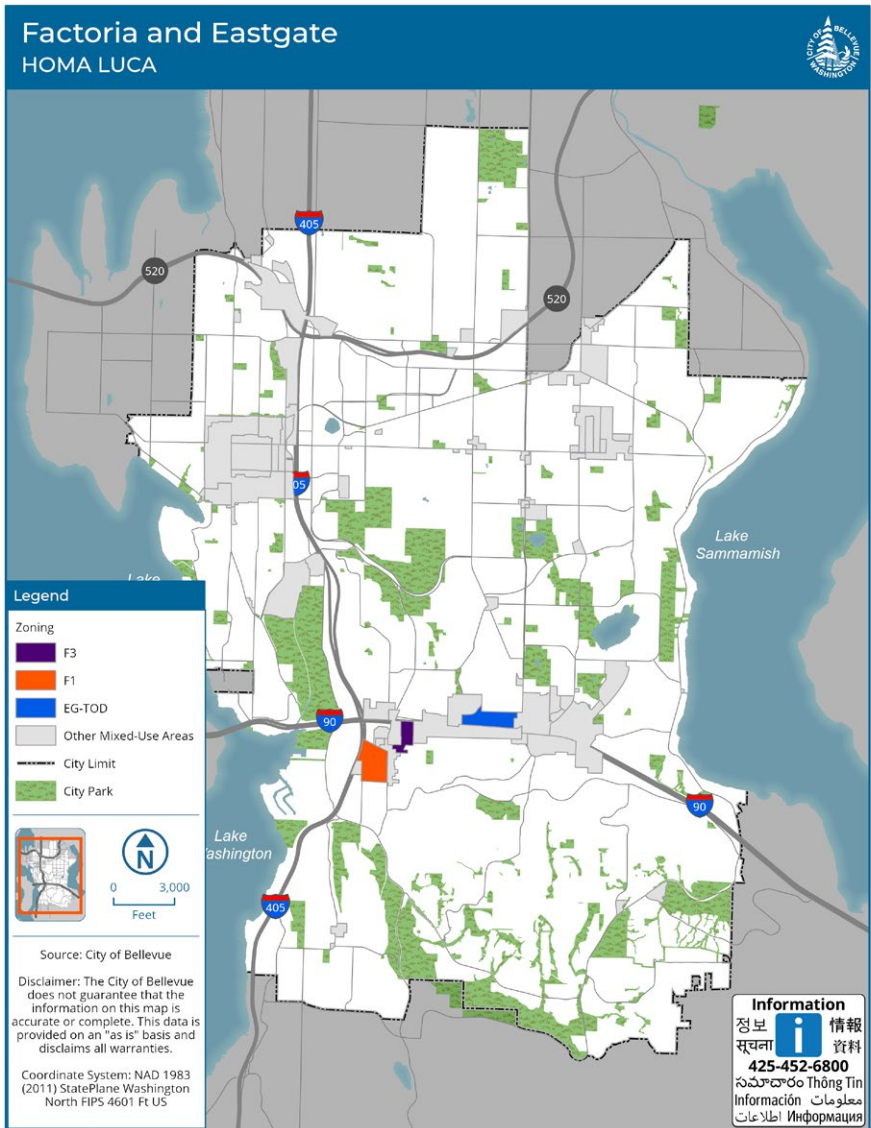
The Eastgate Transit Oriented Development (EG-TOD) District is a low-rise office park with large surface parking lots adjacent to major roadways. The Factoria districts are generally a mix of low- to mid-rise shopping centers and offices. District specific requirements are maintained through HOMA.



HOMA proposes minor changes to the EG-TOD and Factoria requirements to encourage additional housing in the district when buildings are redeveloped. These changes include floor area bonuses for affordable housing and neighborhood serving uses. EG-TOD and Factoria currently allow for a maximum of 16-story buildings and this height limit is maintained by HOMA. This allows buildings similar in scale to the photo below.



The location of the F3 District is shown in purple, the location of the F1 District is shown in orange, and the location of the EG-TOD district is shown in blue in the map below.



Date: 6/18/2025 File Name: C:\Users\mmenard\Desktop\Working Docs\GIS\HOMA\HOMA.aprx

Design Requirements

HOMA aims to promote vibrant, walkable, mixed-use areas through building design and use requirements. This is achieved through requirements for ground floor “pedestrian oriented uses” such as shops, restaurants, bars, gyms and doctor’s offices to be located adjacent to the sidewalk. These uses are proposed to require doors with weather protection that open onto the sidewalk and windows facing the sidewalk to improve the experience of those walking. Developments are also required to provide public access to adjacent parks and open spaces to further benefit those on foot.

To provide a transition between mixed-use areas and neighboring homes, a 25-foot landscaped setback is proposed for any mixed-use development that is directly adjacent to residential uses. Buildings are also forbidden from having large blank walls facing neighboring properties.





Encouraged Uses

Several uses have been identified by the community as important to encourage as they play an important role in day-to-day life or improve quality of life for the residents of the areas. To encourage the retention or creation of these uses, HOMA proposes to exempt them from the maximum allowed square footage of any development, allowing for larger buildings. The encouraged uses are:

- Affordable Housing
- Childcare
- Grocery Stores
- Non-profit businesses
- Affordable commercial space
- Open space

For more information and to stay up-to-date on the code amendments go to: BellevueWA.gov/HOMA

or contact Mathieu Menard, Code and Policy Senior Planner: mmenard@bellevuewa.gov

To submit comment on HOMA, email the Planning Commission: planningcommission@bellevuewa.gov



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