

City of  
Bellevue



# MEMORANDUM

DATE: December 5, 2007

TO: Chair Robertson  
Members of the Planning Commission

FROM: Paul Inghram AICP, Comprehensive Planning Manager 452-4070  
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SUBJECT: Public Hearing for Comprehensive Plan Amendment for St. Margaret's  
Episcopal Church (07-117934 AC)

On December 12, 2007 the Planning Commission will conduct a public hearing to receive testimony related to a Comprehensive Plan Amendment (CPA) for St. Margaret's Episcopal Church in the Factoria Subarea.

## BACKGROUND

This proposal will change the Comprehensive Plan designation from Single Family-High (SF-H) to Multifamily-High (MF-H) for a 3.86 acre area located at 4228 Factoria Boulevard SE and including a portion of the adjacent parcel to the north. The City Council initiated this proposal into the Threshold Review CPA process at the request of St. Margaret's Episcopal Church, which sought the amendment after the regular 2007 application period had expired. The change proposed would support a future rezone of the property to R-30, which allows a residential density of up to 30 units per acre, plus bonus provisions.

The applicant's stated objectives are to increase the allowed residential density to make an affordable housing project on the church site viable. Residential development on site could occur in addition to the existing church and thrift store uses.

The November 21, 2007 staff report provides additional background information, discusses the public notice process, and analyzes the consistency of the proposal with the Comprehensive Plan Amendment decision criteria. Please **bring the November 21 staff report** to the December 12 Planning Commission public hearing.

## PUBLIC COMMENT

At the threshold review public hearing, the city received several comments in support of the proposal.

## STAFF RECOMMENDATION

As detailed in the November 21 staff report, this proposal satisfies the decision criteria for a Comprehensive Plan Amendment. Following the December 12 public hearing and consideration of the public comment and analysis in the staff report, staff recommends **APPROVAL** of the proposed Comprehensive Plan Amendment.

## **PLANNING COMMISSION ACTION**

We request that you conduct and close the public hearing, discuss the proposal, ask questions of staff and reach a recommendation.

## **ATTACHMENT**

1. Applicant proposal

## Applicant Proposal

## COMPREHENSIVE PLAN AMENDMENT

### Application by St. Margaret's Episcopal Church

#### BLOCK 3

Since the time that the applicable Comprehensive Plan designation was first adopted, the Factoria Subarea and City have changed dramatically. Just a few blocks north of this property, the Factoria Mall and T-Mobile Office sites have obtained City approval to increase density. Additionally, Bellevue and this Subarea have continued to add both residents (housing units) and jobs. The Factoria/Eastgate area is designated as one of the Major Employment Centers in Bellevue. The increases in population and jobs have not coincided with increased affordable housing opportunities. In fact, Bellevue has a great need for more affordable housing units of all types.

This proposal will help meet that need for affordable housing in this densifying area and for the City as a whole.

This request for a CPA is consistent with several areas of the City's Comprehensive Plan and the Factoria Subarea Plan.

#### Factoria Subarea Plan

This property is located at the corner of Factoria Blvd. and Newport Way and thus is located in District 2 of the Subarea. District 2 policies are based, in part, on the FATS 2 update which recommends "transportation and urban design strategies to create a well-integrated, transit supportive, pedestrian oriented, mixed-use neighborhood in Factoria's commercial core." (Policy S-FA-28.)

This CPA is consistent with this policy as the development proposed would be a mixed use, consisting of a church, retail (fronting Factoria Blvd.) and affordable housing. This is not only on a transit route, but bus stops are located on the property boundary. It is also within easy walking distance of the retail and employment opportunities on Factoria Blvd.

This proposal is also consistent with S-FA-4 ("Encourage infill development in a manner that is compatible with surrounding uses").

#### Housing Element

Affordable Housing is a major topic of the Housing Element of the City Comprehensive Plan. "Bellevue's **Affordable Housing** policies direct the city's efforts to create housing opportunities for all economic segments of the population through regulatory and incentive approaches." (Comp. Plan, pp. 50)

The Housing Opportunities Goals state:

Goals:

1. To increase housing opportunities and a diversity of housing types by promoting the creative and innovative use of land designated for residential and commercial use, while complementing the character of existing development, protecting sensitive natural features, and promoting mobility alternatives.
2. To ensure that regulations do not have an unreasonable negative impact on the cost or supply of housing.
3. To work in partnership with public and private groups in the planning and development of housing.

This proposal furthers these goals by allowing St. Margaret's Episcopal Church to further its mission by providing affordable housing near a major employment center.

This application is also consistent with the following Housing Policies:

HO-11 – “Encourage housing opportunities in mixed residential/commercial settings throughout the city.”

HO-12 – “Provide incentives to encourage residential development for a range of household types and income levels in commercial zones.”

HO-17 – “Encourage infill development on vacant or under-utilized sites that have adequate urban services and ensure that the infill is compatible with the surrounding neighborhoods.”

HO-25 – “Ensure that affordable housing opportunities are not concentrated, but rather are dispersed throughout the city.”

HO-26 – “Involve both the public and private sectors in the provision of affordable housing.”

### Land Use Element

This proposal is consistent with the following policies in the Land Use Element of the Bellevue Comprehensive Plan.

LU-3 – “Accommodate growth targets of 10,117 additional households and 40,000 additional jobs[.]” This development will help accommodate growth by providing workforce, affordable housing near a major employment center in Bellevue.

LU-4 – “Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage.”

LU-5 – “Ensure enough properly-zoned land to provide for Bellevue’s share of the regionally-adopted demand forecasts for residential, commercial, and industrial uses for the next 20 years.”

LU-7 – “Support inclusion of residential uses in commercial districts where compatibility can be demonstrated.” Although this parcel is currently zoned R-5 it is within District 2 of the Factoria Subarea, which is a highly-commercial core. Furthermore, this property is surrounded by multi-family, office, churches, schools, municipal, and retail uses. This parcel has long housed a church and retail shop. Adding residential to this parcel under the CB zone would allow a very appropriate mix of uses (church, retail and affordable housing) that would be consistent with and complementary to the commercial core located just north along Factoria Blvd.

LU-13 – “Reduce the regional consumption of undeveloped land by facilitating redevelopment of existing developed land when appropriate.”

LU-18 – “Adopt and maintain policies, codes, and land use patterns that promote walking in order to increase public health.” Since this property is located on a transit route and is within walking distance of a major employment and retail center, this policy would be furthered by allowing the amendment and development of affordable housing.

LU-23 – “Provide, through land use regulation, the potential for a broad range of housing choices to meet the changing needs of the community.” Affordable housing is a dire need in this community.

LU-24 – “Encourage adequate pedestrian connections with nearby neighborhood and transit facilities in all residential site development.” The location to transit and pedestrian walkways make this site an ideal location to add residential.

LU-27 – “Encourage mixed use residential/commercial development in all Neighborhood Business and Community Business land use districts where compatibilities with nearby uses can be demonstrated.” If the CPA is granted changing this parcel to CB, this policy will be furthered as a mixed use development is planned.

#### **BLOCK 4a**

See Above, in Block 3.

#### **BLOCK 4b**

This application meets the requirements of LUC 20.30A.140 as detailed below.

A. The rezone is consistent with the Comprehensive Plan.

See Block 3, above.

**B. The rezone bears a substantial relation to the public health, safety or welfare.**

Rezoning this property to CB will allow the development of affordable housing in a mixed use format that is adjacent to transit, employment center, schools and retail. Furthermore, the individuals inhabiting the affordable housing will receive assistance from the church located on the same parcel.

**C. The rezone is warranted in order to achieve consistency with the Comprehensive Plan or because of a need for additional property in the proposed land use district classification or because the proposed zoning classification is appropriate for reasonable development of the subject property.**

In order to develop this property as a mixed use affordable housing project, it is necessary to have subterranean parking with a housing development above, and street front retail, all adjacent to the church sanctuary. A CB zone is necessary for this development to occur and to allow the church to further its mission of assisting those in need.

**D. The rezone will not be materially detrimental to uses of property in the immediate vicinity of the subject property.**

The use proposed will be consistent with other uses in District 2 of the Factoria Subarea: Multifamily housing, commercial, office, retail and mixed use of the same. There is no single family housing located next to or near this parcel.

**E. The rezone has merit and value for the community as a whole.**

This project will augment a woefully underserved element of housing in Bellevue: affordable housing.