

2012 Annual Threshold Review Recommendation  
and Consideration of Geographic Scoping  
Site-Specific Amendment

**Holy Cross Lutheran Church**

**Staff recommendation:** Recommend **including** the Holy Cross Lutheran Church CPA in the 2012 annual CPA work program. Do not expand the geographic scope of the proposal. If included, staff also recommends that Final Review consider potential residential designations at less than MF-M—including SF-UR and MF-L—to address neighborhood compatibility.

Application Number: 12-104586 AC  
Subarea: Factoria  
Original Addresses: 4315 129<sup>th</sup> Place SE  
Applicant(s): Holy Cross Lutheran Church

**PROPOSAL**

This privately-initiated application is to change the map designation on this 3.13-acre site from SF-H (Single Family-High) to MF-M (Multifamily-Medium). The subject property is bounded by Factoria Boulevard and Newport Way and gains access from 129<sup>th</sup> Place SE. This site is currently a church. The applicant has also submitted a concurrent rezone application. If the proposed CPA is adopted, the site would be rezoned to allow multi-family redevelopment at a density of 15 to 20 dwelling units per acre (R-15 to R-20). The applicant's stated purpose is to allow development of approximately 40-50 affordable connected dwelling units. See Attachment 1 for the application materials and Attachment 2 for a site map.

The Goals for the Factoria Subarea Plan are two-pronged, intending to preserve and maintain a natural setting for residential areas (generally District 1) and to manage change in the commercial area (generally District 2) with the goal of a mixed use urban neighborhood in the commercial core.

**REVIEW OF STAFF RECOMMENDATION**

Staff recommends including the Holy Cross Lutheran Church CPA in the 2012 annual CPA work program. The proposal addresses Threshold Review Decision Criteria including 20.30I.140 (E) significantly changed conditions. In the past, religious institutions were primarily used for services and zoned residential as a conditional use that considered the neighborhood context. In recent years, a number of religious institutions have expanded their missions to use their sites for affordable housing and shelter. This expansion of the role of churches was not contemplated during earlier planning periods. If Planning Commission advances this proposal Final Review should consider potential residential designations at less than MF-M, including SF-UR and MF-L, to address new circumstances of neighborhood compatibility,.

Staff does not recommend expansion of the geographic scope of the proposal as nearby, similarly-situated residential property does not share the characteristics of the proposed amendment site. This staff recommendation only addresses whether the proposal meets

Threshold Review criteria, and does not address whether the requested Comprehensive Plan change is appropriate.

## **BACKGROUND**

The subject property is located in the Factoria Subarea, bounded by Factoria Boulevard and Newport Way and gains access from 129<sup>th</sup> Place SE. Across Factoria Boulevard to the west is Newport High School, zoned R-5. Adjacent to the south and east is single family residential, also zoned R-5. St. Margaret's church is across Newport Way to the north. The Comprehensive Plan designation on the St. Margaret's property was changed in 2008 from SF-H to MF-H, and subsequently rezoned from R-5 to R-30.

The Factoria Subarea Plan establishes goals and policies for established District 1 and District 2. District 1 is mostly residential with policy direction to protect single family neighborhoods from encroachment by more intense uses (Policy S-FA-2). District 2 is largely commercial and multifamily with policy direction that encourages a mix of uses (Policy S-FA-29). District 2 is located generally on either side of Factoria Way from I-90 south to Newport Way. St. Margaret's Church, located north of Newport Way, is within District 2. Holy Cross Church, located south of Newport Way, is within District 1.

The subject property currently includes the church sanctuary, built in 1961 (about 5,000 sq. ft.); classrooms built in 1981 that include the Mustard Seed Child Care Center (about 1,500 sq. ft.) and two accessory buildings (about 2,100 and 925 sq. ft.). Current lot coverage by these structures is about 7%.

In 2011, Holy Cross Church and Pomegranate Center developed a Community Outdoor Gathering Place on the Holy Cross site that includes public art and an amphitheater. The Holy Cross property also includes a pea patch garden, and an apple orchard. The Pomegranate Community Gathering Place, the apple orchard, the p-patch gardens and the trees at Factoria Blvd. and SE Newport Way are considered important elements of the neighborhood community character.

## **THRESHOLD REVIEW DECISION CRITERIA**

The Threshold Review Decision Criteria for an initiated Comprehensive Plan Amendment proposal are set forth in the Land Use Code Section 20.30I.140. Based on the criteria, Department of Planning and Community Development staff has concluded that the proposal **should be included** in the annual CPA work program.

This conclusion is based on the following analysis:

- A. The proposed amendment presents a matter appropriately addressed through the Comprehensive Plan; and

*The request to change the map designations for the property at 4315 129<sup>th</sup> Place SE is a matter appropriately addressed through an amendment of the Comprehensive Plan.*

- B. The proposed amendment is in compliance with the three-year limitation rules set forth in LUC 20.30I.130.A.2.d; and

*The three-year limitation does not apply to this proposal to amend the site designation. The subject property has not been examined since the 2006 update of the Factoria Subarea Plan.*

- C. The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City Council; and

*This proposal does not raise policy or land use issues that would be more appropriately addressed by an ongoing work program. While the city has policies that support affordable housing and participates with ARCH to develop affordable housing, there is no ongoing work program to examine potential zoning changes such as that proposed for the Holy Cross Lutheran site.*

- D. The proposed amendment can be reasonably reviewed within the resources and timeframe of the Annual Comprehensive Plan Amendment Work Program; and

*The application can be reasonably reviewed within the resources and time frame of the current Annual Comprehensive Plan Amendment Work Program.*

- E. The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. Significantly changed conditions are defined as:

**Significantly changed conditions.** Demonstrating evidence of change such as unanticipated consequences of an adopted policy, or changed conditions on the subject property or its surrounding area, or changes related to the pertinent Plan map or text; where such change has implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole. This definition applies only to Part 20.30I Amendment and Review of the Comprehensive Plan (LUC 20.50.046); and

*Holy Cross Lutheran Church has applied for this CPA so the church can use its property for multifamily affordable housing. This expansion of the role of churches demonstrates evidence of a significantly changed condition that was not contemplated during earlier planning periods. In the past, religious institutions were primarily used for services and zoned residential as a conditional use that considered the neighborhood context. In recent years, a number of religious institutions have expanded their missions to use their sites for affordable housing and shelter.*

*Directly north of the Holy Cross property, St. Margaret's Episcopal Church developed a 41-unit apartment for low income households, including homeless veterans. Other examples of Bellevue religious facilities used for affordable housing include Sophia's Way shelter at First Congregational Church, the Eastside Winter Shelter located at St. Peter's United Methodist Church, the Sophia's Place women's*

*shelter proposed at St. Luke's Church, and rotating shelters such as Tent City 4 and Congregations for the Homeless.*

*Also proposed by the applicant as a significantly changed condition are regional efforts and state legislation related to the funding and provision of affordable housing. Affordable housing efforts by the faith community are supported by the Ten-year Plan to End Homelessness and by 2010 state legislation HB 1956 "an act relating to housing homeless persons on property owned by a church". HB 1956 (codified for code cities as RCW 35A.21.360) establishes that a religious organization may host encampments for the homeless on their property, either within or outside buildings; and cities may only impose those regulations necessary to protect public health and safety.*

*The Community Gathering Place at Holy Cross is also proposed by the applicant as a changed condition. Coordinated by Pomegranate in 2011, improvements include a community gathering place, amphitheater, public artwork and picnic shelter. These improvements, as well as the existing pea patch and apple orchard, utilize church property to provide facilities that enhance neighborhood character and benefit the community. Utilizing church property for affordable housing provides another facility that benefits the community.*

*The Holy Cross application also suggests that residential construction along Factoria south of Holy Cross is a changed condition. Directly south of the Holy Cross property are single-family homes on SE 44<sup>th</sup> Court that were built in the mid-1970s; and single-family homes on 129<sup>th</sup> Pl. SE that were built in 2005. Additionally, four single family homes on Newport Way north of Newport Covenant church were built between 2003 and 2005. This residential construction is not unforeseen by the City's Comprehensive Plan or Factoria Subarea Plan and would not meet the criterion of a significantly changed condition.*

- F. When expansion of the geographic scope of an amendment proposal is being considered, shared characteristics with nearby, similarly-situated property have been identified and the expansion is the minimum necessary to include properties with those shared characteristics; and

*Expansion of the geographic scope of this amendment proposal should not be considered. Religious institutions in Bellevue have typically, though not exclusively, been designated single-family residential. The Holy Cross site is generally bounded by single-family residential and the streets that serve them. While the residential designation has often been shared with nearby housing, church uses and residential uses are distinctive from each other and lack the shared characteristics necessary to expand the geographic scope of this proposal.*

- G. The proposed amendment is consistent with current general policies in the Comprehensive Plan for site specific amendment proposals. The proposed amendment must also be consistent with policy implementation in the Countywide Planning Policies, the Growth Management Act (GMA), other state or federal law, and the Washington Administrative Code (WAC); or

*Preliminary analysis suggests that this request is likely consistent with current general policies in the Comprehensive Plan including policies that focus on housing opportunity (Affordable Housing Goal; Housing Opportunity Goals; HO-21). Staff also recommends that Final Review consider potential residential designations at less than MF-M—including SF-UR and MF-L—to address policies for compatible infill (HO-13,-17, S-FA-2). Preliminary analysis suggests that this request is also likely consistent with policy implementation in the CPPs and GMA for urban growth areas development. If this proposed amendment is included in the annual work program additional analysis will be conducted prior to determining whether this request is fully consistent with all applicable and specific policies and regulations.*

; and

- H. State law requires, or a decision of a court or administrative agency has directed such a change.

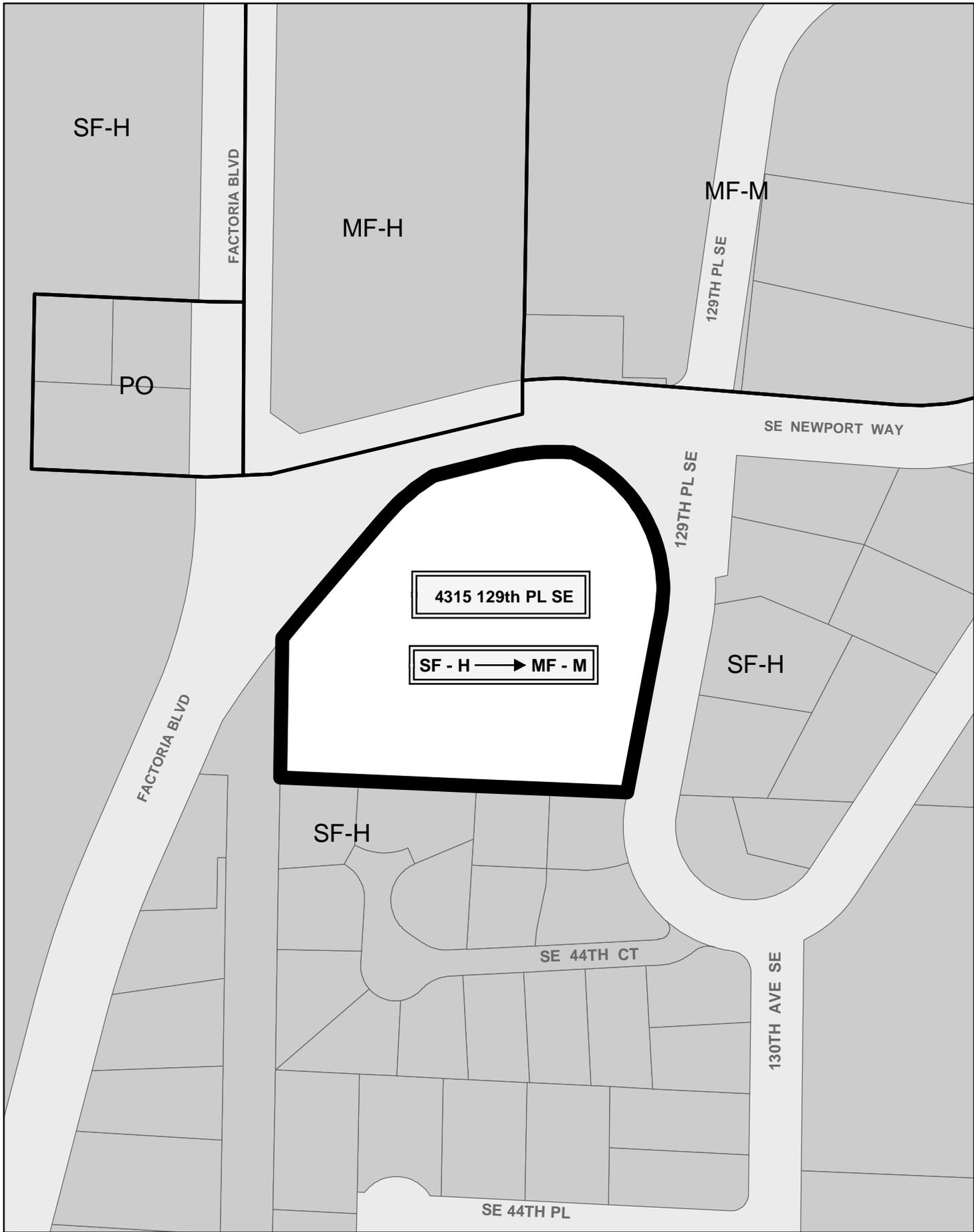
*State law, or a decision of a court or administrative agency has not directed the suggested change.*

#### **PUBLIC COMMENT**

In addition to comments provided by the applicants, staff spoke to or received comments from neighbors of the Holy Cross Church, including the newly formed Lower Somerset Homeowners Association. Neighbors have expressed opposition to what they consider a rezone of the site to allow multifamily development. Reasons for their opposition include impacts to single-family neighborhood character, increased traffic congestion, school capacity and concentration of low income housing. See Attachment 3.

#### **ATTACHMENTS**

1. Application Materials
2. Site Map
3. Public comments received to date including the applicant's



Holy Cross Lutheran Church CPA  
 Proposed Comprehensive Plan Designations

# DOCUMENT ROUTING FORM

Routed On: 02/01/2012

Prepared by: JSTAMS

**Folder: 12 104586 AC**

**Target Date: 05/30/2012**

**Folder Name:** Holy Cross Lutheran Church

**Site Address:** 4315 129th PI SE

**Folder Type:** Comprehensive Plan Amendment

**Sub Type:** Private

**Work Proposed:** Site Specific

**Description:** Comprehensive Plan Admendment sfm to mfm.

**Project Contact:** Holy Cross Lutheran Church Karen Wimberly

**Phone:** (425) 746-4848

**Subject:** Application Intake Process

**Materials Routed:**

**Routed On:** 02/01/2012

XXX Land Use

XXX Utilities

XXX Transportation

XXX Policy Planning

## COMPREHENSIVE PLAN AMENDMENT CONCURRENT REZONE

**Comprehensive Plan Amendment (AC):** Applications will be accepted from December 1 through January 31 for the immediately following year.

**Concurrent Rezone (LQ):** A change in the land use district classification (zoning) applicable to the property being considered for a site-specific Comprehensive Plan Amendment. A concurrent rezone may only be submitted together with a proposal for a CPA.

**APPLICATION DOCUMENTS:** Submit the document copies specified for your application type. Proposals for site-specific CPA applications may be submitted with or without a concurrent rezone application. Use the concurrent rezone column only if you are submitting a rezone application together with a proposed CPA.

Initial for waiver	Comprehensive Plan Amendment Initiating Application	Concurrent Rezone
This Chart	1	
Application	1	
"Bill To" Form	1	
Verification of Ownership		1
Narrative Description addressing Threshold Review Decision Criteria <sup>A</sup>		1 <sup>B</sup>
Environmental Checklist or Previous Environmental Review <sup>C</sup>	3 copies of the Checklist; if previous determination has been made, 3 copies of all DNS materials or draft/final EIS. Studies supplemental to the Checklist (e.g., soils, traffic, wetland, hydrologic) are typically required as well. Include Supplemental Sheet #28 for Nonproject Action.	
Noticing Requirements	See Footnote D	See Footnote E
Subarea Map with Property Identified	5	
Metes & Bounds Legal Desc.		1
Other Requirements	If a predevelopment conference was held, submit 1 copy of letter.	
Fees	Permit Processing provides current fee information (425-452-4898). Fees are due at submittal and may be due at issuance and/or in monthly billings.	

(over)

## **Footnotes**

- A** Narrative description responding to Threshold Review decision criteria under LUC Section 20.301.140 is required in the application to initiate a CPA. If a proposed application is considered for the annual CPA work program, the applicant will also be required to submit a narrative description responding to Final Review decision criteria under LUC Section 20.301.150.
- B** Narrative description for rezone decision criteria is required on the application for a concurrent rezone. Include a separate copy with the CPA application.
- C** An Environmental Checklist (Sheet #27) is required with the application to initiate a CPA. Sheet #28 for Nonproject Action is required for both site-specific and non site-specific proposals. For site-specific proposals, 5 copies of Site Plan B are also required if the site contains Protected Areas. If the site contains steep slopes, a Geotechnical Report may be required
- D** The City of Bellevue provides mailed noticing (including labels) for all property owners within 500 feet of any boundary of subject property proposed for site-specific amendment. In conjunction with publishing the notice of application, the city will install as many 2-sided public information signs on the site as needed if the proposal involves a specific property. The applicant will pay \$220 per sign.
- E** The City of Bellevue provides mailed noticing (including labels) for all property owners within 500 feet of any boundary of the subject property. In conjunction with publishing the notice of application, the city will install as many 2-sided public information signs on the site as needed. The applicant will pay \$195 per sign.

## **Please Note**

The property owner bears the responsibility for the accuracy and completeness of all information provided with or affecting the application submittal. The city may require additional information during the application review period.

If the property contains or is adjacent to Critical Areas (wetlands; flood plains; riparian corridors; lakes, ponds, or other water resources; slopes 15% or greater; coal mines), additional information may be required. See a Land Use planner for handouts.

If you have any questions concerning your application submittal, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 a.m. to 4 p.m.).

The city will provide reasonable assistance with physical access, communication, or other needs related to a disability. Assistance for the hearing impaired: Dial 711.



Permit/Approval # 12 104586 AZ

Your application is a type that requires deposit(s) and may have billable hours. That means you may receive bills in the mail for review or inspection time spent on your project in addition to the fees you pay at submittal, or will be required to pay at or prior to issuance.

Please send the bills to:

Name/Company: Holy Cross Lutheran Church

Attention: Karen Wimberly

Billing Address: 4315 129<sup>th</sup> Place SE

City, State, and Zip: Bellevue, WA 98006-2047

10-digit Phone #: 425-746-4848

- For address changes: Notify Billing Customer Service (425-452-6860).
- For ownership changes: The new owner must provide the billing administrator with the ownership transfer date before any billing information can be changed.
- For billing liability changes: Contact Billing Customer Service (425-452-6860).
- City/School/Agency Projects: Please see use "City Applicant/Other Agency Form"

Signature: Karen Wimberly

Date: 1/30/12



Department of Planning & Community Development  
425-452-6800 [www.bellevuewa.gov](http://www.bellevuewa.gov)

Application for  
**COMPREHENSIVE PLAN AMENDMENT**

CPA YEAR 2012 APPLICATION DATE: <u>1/30/12</u>	TECH INITIALS <u>B</u>	AMANDA PROJECT FILE: <u>12 104586 AC</u>
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1. Project name Holy Cross Lutheran Church of Bellevue Affordable Housing Project
2. Applicant name Holy Cross Lutheran Church Agent name Karen Wimberly
3. Applicant address 4315 129<sup>th</sup> Pl SE 98006-2047
4. Applicant telephone (425)746-4848 fax (425)746-4848 e-mail hclchurch@comcast.net
5. Agent telephone (425)204-1242 fax (425)204-1242 e-mail kmwimberly@comcast.net

This is a proposal to initiate a site-specific Comprehensive Plan Amendment proposal  (Go to Block 1)  
This is a proposal to initiate a non site-specific Comprehensive Plan Amendment proposal  (Go to Block 2)

**BLOCK 1**

Property address and/or 10-digit King County parcel number 4315 129<sup>th</sup> Place SE 98006-2047

Proposed amendment to change the map designation from existing SF to proposed MF-Medium

Site area (in acres or square feet) 3 acres

Subarea name Factoria subarea

Last date the Comprehensive Plan designation was considered 12/6/10

Current land use district (zoning) R-S

Is this a concurrent rezone application?  Yes  No Proposed land use district designation R-15/R-20

Go to **BLOCK 3**

Community Council:  N/A  East Bellevue

**BLOCK 2**

Proposed amendment language. This can be either conceptual or specific amendatory language; but please be as specific as possible so that your proposal can be adequately evaluated. If specific wording changes are proposed, this should be shown in ~~strike-out~~/underline format. Attach additional pages as needed.

Reference Element of the Comprehensive Plan (e.g., Land Use, Transportation, Housing, Capital Facilities):

Last date the Comprehensive Plan policy or text was considered 1/1/12

Go to **BLOCK 3**



**BLOCK 3**

Support for the proposed amendment. Explain the need for the amendment—why is it being proposed? Describe how the amendment is consistent with the Comprehensive Plan Vision (Web link). Include any data, research, or reasoning that supports the proposed amendment. Attach additional pages as needed.

*see attached*

Go to **BLOCK 4**

**BLOCK 4a**

Evaluating the proposed amendment. Explain how the proposed amendment is consistent with the Threshold Review Decision Criteria in LUC Section 20.30I.140 (see Submittal Requirements Bulletin #53). Attach additional pages as needed.

*see attached*

**BLOCK 4b complete this section only for a site-specific concurrent rezone**

Evaluating the proposed concurrent rezone. Explain how the proposed rezone would be reviewed under Rezone Decision Criteria in Land Use Code Section 20.30A.140. Attach additional pages as needed.

*see attached*

I have read the Comprehensive Plan and Procedures Guide

**NOTICE OF COMPLETENESS:** Your application is considered complete 29 days after submittal, unless otherwise notified.

Signature of applicant *Karen Wamberly* Date *1/30/12*

*I certify that I am the owner or owner's authorized agent. If acting as an authorized agent, I further certify that I am authorized to act as the Owner's agent regarding the property at the above-referenced address for the purpose of filing applications for decisions, permits, or review under the Land Use Code and other applicable Bellevue City Codes and I have full power and authority to perform on behalf of the Owner all acts required to enable the City to process and review such applications.*

*I certify that the information on this application is true and correct and that the applicable requirements of the City of Bellevue, RCW, and the State Environmental Policy Act (SEPA) will be met.*

Signature *Karen Wamberly* Date *1/30/12*  
(Owner or Owner's Agent)



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## Holy Cross Application: Block 3

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Holy Cross seeks a Comprehensive Plan Amendment to change its current single family designation to multi-family medium, which will allow development of approximately 40-50 affordable connected dwelling units.

Holy Cross envisions a supportive community set in an park-like and p-patch setting. Holy Cross envisions this community to be one where the surrounding fruit trees are partially or completely maintained by an extended neighborhood community. Residents of the housing units would have access to the fresh fruits and vegetables grown onsite, and also the onsite daycare.

Holy Cross also envisions developing highly energy efficient housing that takes advantage of both passive and active solar collection. Holy Cross envisions this community to potentially be training ground for employees in a greening economy.

### **3-1.Purpose for application of Comprehensive Amendment**

1. Description of applicant. Applicant Holy Cross Lutheran Church ("Holy Cross"), established in 1961 as a congregation of what is now the Evangelical Lutheran Church in America, is a faith community located in the Factoria area. Holy Cross is located at the intersection of Factoria Boulevard and Newport Way on 3.13 acres of land. Currently, Holy Cross operates with a conditional use permit as appropriate for a church.

2. Description of applicant's purpose. Holy Cross' application is motivated by spiritual values, answering the call to help others in need. Holy Cross' mission statement includes "welcoming and nurturing others through acts of charity, compassion and justice."

Consistent with this mission, the Holy Cross congregation formally endorsed the King County 10- year plan to end homelessness, joining the City of Bellevue and many other governmental and local non-profit organizations committed to helping address homelessness. Affordable housing resources remain scarce.

## Holy Cross Application: Block 3

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Holy Cross is a member congregation of the Evangelical Lutheran Church of America (ELCA). The area is well-positioned to participate in addressing housing needs for the increasing numbers of those less fortunate.

### 3. Description of applicant's specific objectives.

Holy Cross specifically seeks a Comprehensive Plan Amendment to change its current single family designation to Multi-family medium, which will allow development of approximately 40-50 affordable connected dwelling units. One possible client for these units is to bring single parent families and seniors together for mutual benefit. Blended affordable housing for these target populations will provide opportunities for seniors to develop meaningful, neighborly relationships across the age continuum, and single parents and their children to form friendships and collaborative relationships with their senior neighbors.

Holy Cross will reach out to the local community to build support for affordable housing for these populations, and will contribute an attractive new and secure on-site location.

Incorporated into the planned development is a commitment to shared amenities, shared vehicle access, shared parking, and to preserve and/or increase green space. The commitment to green space is a shared commitment with with another primary mission of Holy Cross: Earth Keeping-Care for the Environment. Holy Cross is a "Greening Congregation,"<sup>2</sup> To become a Greening congregation, Holy Cross must "develop a written annual plan for integrating creation care into their congregational life in the areas of worship, education, facilities, and outreach." Holy Cross is committed to integrating greening principles into the design and building of affordable housing.

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<sup>2</sup> <http://earthministry.org/about/congregational-partners/greening-congregation-partners>

## Holy Cross Application: Block 3

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### 3-2. Change Conditions

An amendment to the Bellevue Comprehensive Plan as it pertains to Holy Cross' property is supported by the following change conditions:

1. The Zone change immediately north of Holy Cross to an R-30.
2. The construction and completion of Andrew's Glen by Imagine Housing.
3. Construction of an amphitheater, picnic shelter, and gateway on Holy Cross property.
4. The Residential Construction along Factoria south of Holy Cross.
5. Washington Voter initiative regarding raising taxes.
6. Passage of Washington State HB 1956

#### 3-2.1. Zoning Change to R-30

In 2008 the zoning for St. Margaret's Episcopal Church north of Holy Cross was increased to R-30. This change resulted in an R-30 zone being butted up against the single family density of Holy Cross. A multi-family medium designation as requested corrals the R-20 zone immediately north of the church property and yet is a logical extension of the density currently zoned along the east side of Factoria Boulevard and to immediate north of Holy Cross.

## Holy Cross Application: Block 3

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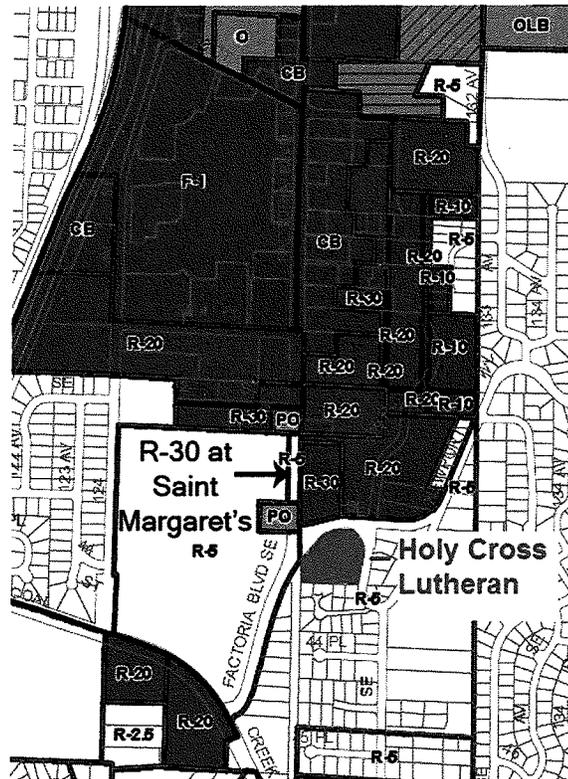


Figure 1-R-30 at St. Margaret's

### 3-2.2. Completion of Andrews Glen

In 2011, Imagine Housing completed building and moved residents into Andrew's Glen, the affordable housing project on St. Margaret's property. Completion of the project extends the higher density housing down to Newport Way.

### 3-2.3. Construction of an Amphitheater, Picnic Shelter, and Gateway at Holy Cross

In 2011 Holy Cross worked together with the Pomegranate Center (<http://www.pomegranatecenter.org/?v=2>) to create and build a place that would foster and build community. This project built a shelter, an amphitheater and a gateway on Holy Cross property. Holy Cross has dedicated this as a community resource, and plans to integrate these public structures into the housing project.



**Figure 2 -- Amphitheater at Holy Cross**

### **3-2.4. Single Family Housing Recently Built Near Holy Cross**

Since 2008 four new houses have been built south of Holy Cross. They are located on the east side of Factoria Boulevard and north of Coal Creek Parkway. These houses are shown in Figure 3. Figure 4 shows the single family lots that these new house were built on. One can see that any rezone south of Holy Cross would result in a higher density zone "jumping over" these single family zoned lots to the south. Any developer trying to extend Factoria's higher density would not be able to apply the "logical extension" reasoning to such a zone change.

# Holy Cross Application: Block 3



Figure 3 -- New Houses on Factoria Boulevard

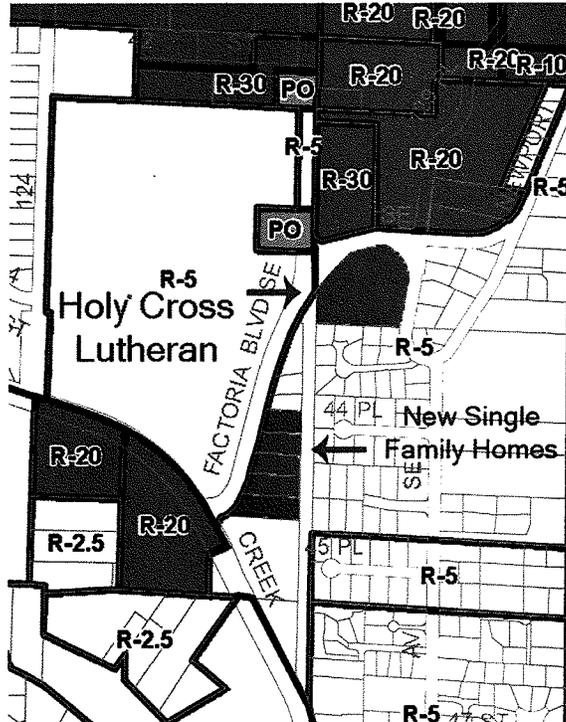


Figure 4 -- Map Showing Location of New Homes on Factoria

## Holy Cross Application: Block 3

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In this same time frame, three large homes were also built adjacent to the south property of HCLC as shown in Figure 5. These homes share a property line with Holy Cross.



**Figure 5 - New Houses Adjacent to Holy Cross**

### **3-2.5. Washington Voters Initiative Regarding Taxes**

Washington voters passed initiative 1052 which required a two thirds majority to raise taxes. We saw in the 2011 legislative session that this restriction resulted in a cuts-only approach to balancing the budget, which in turn resulted in reduced funding for the Housing Trust Fund from \$150m dollars less than a decade ago to only \$30m in 2011. The Housing Trust Fund is a major funding source for building affordable housing.

Holy Cross intends to assist in funding of the affordable housing using the equity in our property.

### **3-2.6. Passage of Washington HB 1956**

In 2010 the Washington State legislature passed HB 1956 authorizes a church to provide shelter or housing to homeless persons on property owned by that church.

## Holy Cross Application: Block 3

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### 3-3. Factoria Subarea Plan

This section addresses Factoria Subarea goals.

**S-FA-5.** Encourage any redevelopment to include parks, landscaping and pedestrian access.

*Every attempt will be made to preserve or relocate existing green space, which is one alternative to providing a sight and distance buffer between the proposed housing site and single family neighborhoods to the East. Other alternatives will be pursued during site layout and design.*

*There will be ready pedestrian access to the green space for occupants.*

**S-FA-29.** Utilize vegetation, sensitive site planning and superior building design to integrate multifamily and commercial development with nearby single family neighborhoods.

*Holy Cross' mission includes a strong Environmental Care element. The Earth-keeping team will have a strong voice in the design of the Holy Cross housing project. Holy Cross' going-in position is "does housing always have to look like housing?"*

**S-FA-32.** Create a series of open spaces and gathering places with visual and walking connections along Factoria Boulevard.

*In 2011 Holy Cross worked together with the Pomegranate Center (<http://www.pomegranatecenter.org/?v=2> ) to create and build a place that would foster and build community. This project built a shelter, an amphitheater and a gateway on Holy Cross property. Holy Cross has dedicated this as a community resource, and plans to integrate these public structures in the housing project.*

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### 3-4. Housing Policies

This section lists Bellevue Housing Policies that most apply to the Holy Cross' proposed housing project and for which Holy Cross has specific responses.

**HO-4.** Initiate and encourage neighborhood and community involvement to foster a positive civic and neighborhood image through the Neighborhood Enhancement Program, or similar program.

*Holy Cross conducted a public forum in September, 2010. Since then, two or three times during 2010 and 2011 members of the community were invited to several attend and several attended monthly meetings toward refining the proposal. In 2011, Holy Cross engaged neighbors in defining what improvements to the property would benefit the neighborhood. The result was the construction the amphitheater, picnic shelter, and gateway.*

**HO-5.** Assure that site and building design guidelines create an effective transition between substantially different land uses and densities.

*Holy Cross' property is itself an area of transition between substantially different land uses and densities. Located across Factoria Boulevard to the West is Newport High School, and a professional office building.*

*A key factor is to provide a reasonable buffer between the proposed development and single family zoning to the East and South. The physical location, green space considerations, and proposed ingress/egress to Factoria Blvd. in large part mitigate transition concerns.*

**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.

*The development site is already serviced by significant transportation, water, sewer, power, gas, cable and telephone infrastructure services all with sufficient capacity to accept the minor needs of our project. Further, Holy Cross is on major bus routes and within easy walking or bussing distance of*

## Holy Cross Application: Block 3

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*businesses in the Market Place Factoria and Factoria Plaza shopping centers.*

*Holy Cross is committed to pursue parking ingress and egress to and from Factoria Boulevard and Newport Way to minimize the impact on residential streets such as 129th Place S.E. or 130th Place S.E.*

### **3-5.Land Use Policies**

This section lists Bellevue Land Use Policies that most apply to the Holy Cross' proposed housing project.

LU-1. Support a diverse community in an open and natural setting comprised of strong residential communities composed of stable neighborhoods with a variety of housing types and densities; a vibrant, robust Downtown which serves as an urban center; other employment and commercial areas; and distinctive community and neighborhood retail districts. Implement land use strategies by balancing community and neighborhood values, the neighborhood's quality of life, the natural environment, and the economy.

*Holy Cross proposed CPA and re-zone will support affordable housing in an affluent area of Bellevue. It will support increased variety in housing types and density.*

*The application demonstrates specific ways in which concerns about the neighborhood's quality of life will be mitigated. The application also demonstrates careful attention to the natural environment (green space).*

LU-9. Maintain compatible use and design with the surrounding built environment when considering new development or redevelopment within an already developed area.

*This application provides for the transition of higher densities to the north while protecting lower densities to the south and east.*

LU-17. Support provision of child care equitably throughout the city:

1. Allow family child care homes in residences in all single-family land use districts through a discretionary review process, unless otherwise required by state law or regulation.

## Holy Cross Application: Block 3

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2. Permit child care centers in all non-single-family land use districts and allow child care centers as part of a community facility as long as the center has been identified as part of any discretionary review permit.

*The site of the proposed development already has a licensed and operating daycare. That fact and planned ongoing day care operation are incorporated into planning for the targeted low-income single parent occupants.*

## Holy Cross Application: Block 3

### 3-6. Property-related Data

<b>PARCEL DATA</b>			
Parcel	162405-9069	Jurisdiction	BELLEVUE
Name	HOLY CROSS LUTHERAN CHURCH	Levy Code	0330
Site Address	12835 SE NEWPORT WAY 98006	Property Type	C
Geo Area	75-20	Plat Block / Building Number	
Spec Area	0-0	Plat Lot / Unit Number	
Property Name	HOLY CROSS LUTH CHURCH	Quarter-Section-Township-Range	<u>NE-16-24-5</u>

### Legal Description

POR OF SW 1/4 OF SE 1/4 OF NE 1/4 OF STR 16-24-05 LY SLY OF NEWPORT-ISSAQUAH RD LESS PIPELINE RW LESS CO RD LESS C/M RGTS

Table 1 -- Parcel Data

<b>LAND DATA</b>			
Highest & Best Use As If Vacant	COMMERCIAL SERVICE	Percentage Unusable	0
Highest & Best Use As Improved	PRESENT USE	Unbuildable	NO
Present Use	Church/Welfare/Relig Srvc	Restrictive Size Shape	YES
		Zoning	R-5

## Holy Cross Application: Block 3

Base Land Value SqFt	10	Water	WATER DISTRICT
Base Land Value	1,363,000	Sewer/Septic	PUBLIC
% Base Land Value Impacted	100	Road Access	PUBLIC
Base Land Valued Date	1/20/2011	Parking	ADEQUATE
Base Land Value Tax Year	2012	Street Surface	PAVED
Land SqFt	136,305		
Acres	3.13		

**Table 2 -- Land Data**

<b>Views</b>		<b>Waterfront</b>	
Rainier		Waterfront Location	
Territorial		Waterfront Footage	
Olympics		Lot Depth Factor	
Cascades		Waterfront Bank	
Seattle Skyline		Tide/Shore	
Puget Sound		Waterfront Restricted Access	
Lake Washington		Waterfront Access Rights	NO
Lake Sammamish		Poor Quality	
Lake/River/Creek		Proximity Influence	NO
Other View			

**Table 3 -- Views and Waterfront**

## Holy Cross Application: Block 3

<b>Designations</b>		<b>Nuisances</b>	
		Topography	NO
Historic Site		Traffic Noise	
Current Use		Airport Noise	
Nbr Bldg Sites		Power Lines	NO
Adjacent to Golf Fairway	NO	Other Nuisances	NO
Adjacent to Greenbelt	NO	<b>Problems</b>	
Other Designation	NO	Water Problems	NO
Deed Restrictions	NO	Transportation Concurrency	NO
Development Rights Purchased	NO	Other Problems	NO
Easements	NO	<b>Environmental</b>	
Native Growth Protection Easement	NO	Environmental	NO
DNR Lease	NO		

**Table 4 -- Designation / Nuisances**

### 3-7. Tax Roll History

Account	Valued Year	Tax Year	Omit Year	Levy Code	Appraised Land Value	Appraised Imps Value	Appraised Total Value	New Dollars	Taxable Land Value	Taxable Imps Value	Taxable Total Value	Tax Value Reason
162405906908	2011	2012		0330	\$1,363,000	\$311,700	\$1,674,700	\$0	\$0	\$0	\$0	EX
162405906908	2010	2011		0330	\$1,363,000	\$303,900	\$1,666,900	\$0	\$0	\$0	\$0	EX
162405906908	2009	2010		0330	\$1,363,000	\$339,000	\$1,702,000	\$0	\$0	\$0	\$0	EX
162405906908	2008	2009		0330	\$954,100	\$341,500	\$1,295,600	\$0	\$0	\$0	\$0	EX
162405906908	2007	2008		0330	\$954,100	\$352,400	\$1,306,500	\$0	\$0	\$0	\$0	EX
162405906908	2006	2007		0330	\$900,000	\$338,400	\$1,238,400	\$0	\$0	\$0	\$0	EX
162405906908	2005	2006		0330	\$825,000	\$337,400	\$1,162,400	\$0	\$0	\$0	\$0	EX
162405906908	2004	2005		0330	\$750,000	\$347,600	\$1,097,600	\$0	\$0	\$0	\$0	EX
162405906908	2003	2004		0330	\$750,000	\$328,600	\$1,078,600	\$0	\$0	\$0	\$0	EX
162405906908	2002	2003		0351	\$675,000	\$339,000	\$1,014,000	\$0	\$0	\$0	\$0	NP
162405906908	2001	2002		0351	\$600,000	\$236,900	\$836,900	\$0	\$0	\$0	\$0	NP

Holy Cross Application: Block 3

162405906908	2000	2001		0351	\$477,000	\$249,900	\$726,900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	NP
162405906908	1999	2000		0351	\$477,000	\$199,000	\$676,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	NP
162405906908	1997	1998		0351	\$0	\$0	\$0	\$0	\$477,000	\$199,000	\$0	\$0	\$0	\$0	\$676,000	\$0	
162405906908	1996	1997		0351	\$0	\$0	\$0	\$0	\$477,000	\$199,000	\$0	\$0	\$0	\$0	\$676,000	\$0	
162405906908	1994	1995		0780	\$0	\$0	\$0	\$0	\$477,000	\$199,000	\$0	\$0	\$0	\$0	\$676,000	\$0	
162405906908	1992	1993		6295	\$0	\$0	\$0	\$0	\$409,000	\$199,000	\$0	\$0	\$0	\$0	\$608,000	\$0	
162405906908	1991	1992		6295	\$0	\$0	\$0	\$0	\$343,700	\$192,600	\$0	\$0	\$0	\$0	\$536,300	\$0	
162405906908	1990	1991		6295	\$0	\$0	\$0	\$0	\$343,700	\$148,600	\$0	\$0	\$0	\$0	\$492,300	\$0	
162405906908	1988	1989		6295	\$0	\$0	\$0	\$0	\$343,700	\$148,600	\$0	\$0	\$0	\$0	\$492,300	\$0	
162405906908	1987	1988		6295	\$0	\$0	\$0	\$0	\$342,700	\$187,600	\$0	\$0	\$0	\$0	\$530,300	\$0	

## Holy Cross Application: Block 3

### 3-8. Permit History

Permit Number	Permit Type	Name & Description	Jurisdiction	Issue Date	Expiration Date
00 239508 TC	ROW Disturbance Of Surface	<b>CTB ATT (Newport Way)</b> Place 2 - 4" conduits across Newport Wy (75") - along public walkway (180') by 3 bores. INSPECTOR: CARL HASLAM @ 425-864-8395 (ds) ROW Permit Fee = \$726.00 Permit Expires 6/30/2000 See List of Conditions & Attachments.	BELLEVUE	05/24/00	06/30/00
05 101775 BZ	Tenant Improvement	<b>Holy Cross Lutheran Church</b> Replace flat roof with trussed roof.	BELLEVUE	08/10/05	08/09/08
05 102908 TC	ROW Disturbance Of Surface	<b>QWEST 4315 - 129th P1 SE</b> Trench 115' to place BSW from terminal to customer. includes 30' foot road crossing. ROW Fees = \$225.00. See Special	BELLEVUE	02/11/05	05/15/05

## Holy Cross Application: Block 3

			Conditions and Attachments. This permit is subject to hourly review and inspection fees.			
05 120473 GC	Clearing & Grading with SEPA	<b>Sidewalk PO #71547 COB</b> Install concrete curb, gutter, sidewalk; asphalt paving; channelization improvements, property restoration.	BELLEVUE	03/09/06	03/08/09	
05 123736 BK	Mechanical No Plan Review	<b>Holy Cross Lutheran Church</b> Install furnace and bath fan.	BELLEVUE	08/10/05	08/09/08	
06 123362 BZ	Tenant Improvement	<b>Holy Cross Lutheran Church</b> Remove and replace exterior portion of glue-lam beam extending beyond sanctuary roof line.	BELLEVUE	10/17/06	10/16/09	
11 118696 LJ	Land Use Exemption	<b>Holy Cross Lutheran Church</b> Amphitheater with seating.	BELLEVUE	07/25/11	07/24/13	

## Holy Cross Application: Block 3

11 119269 BW	Minor Commercial Project	<b>Holy Cross Lutheran Church</b> Create new amphitheater, two open air picnic shelters and 3 gateways.	BELLEVUE	10/10/11	10/09/14
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Holy Cross Application: Block 3

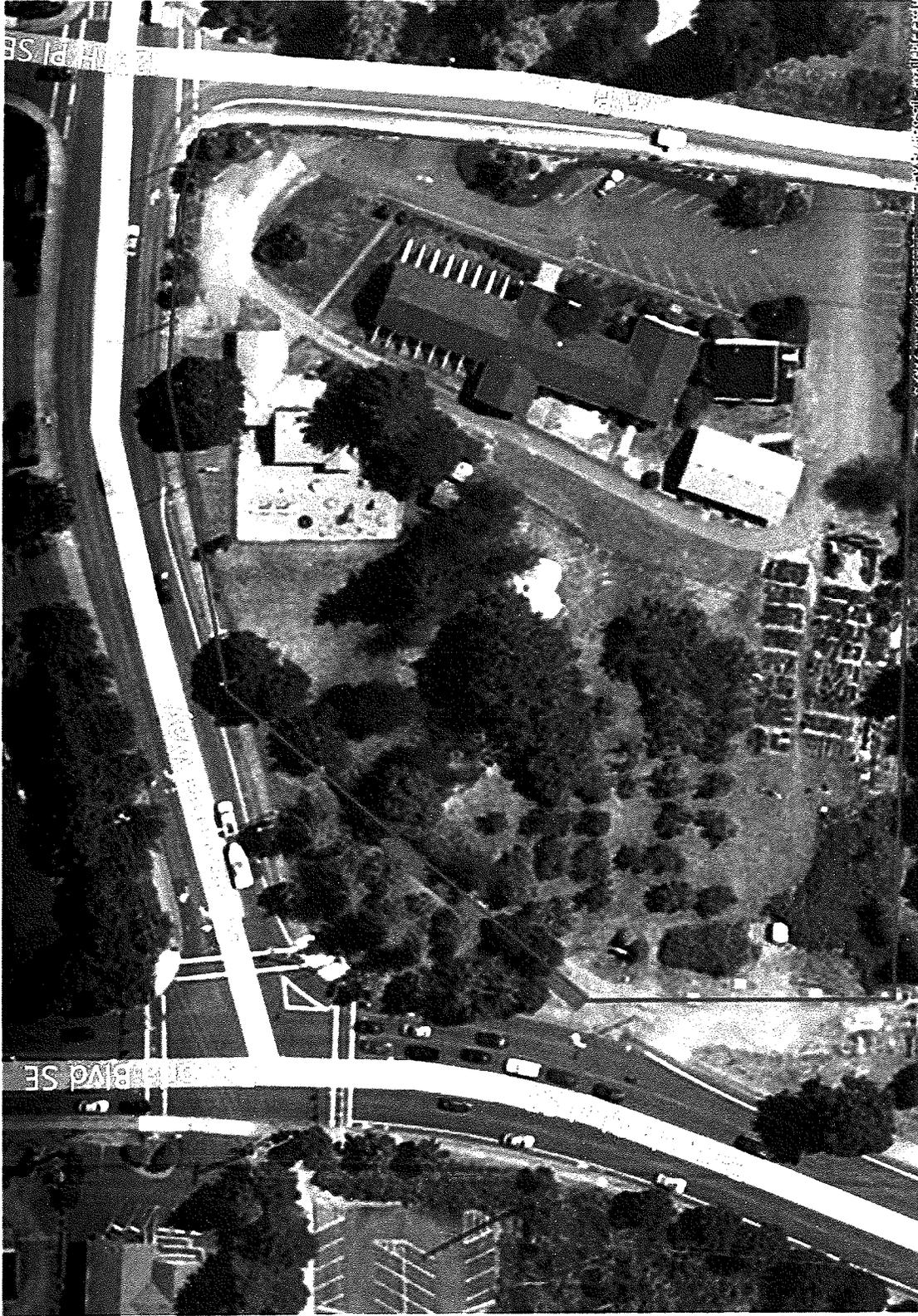


Figure 6 -- Aerial View 1 of Holy Cross

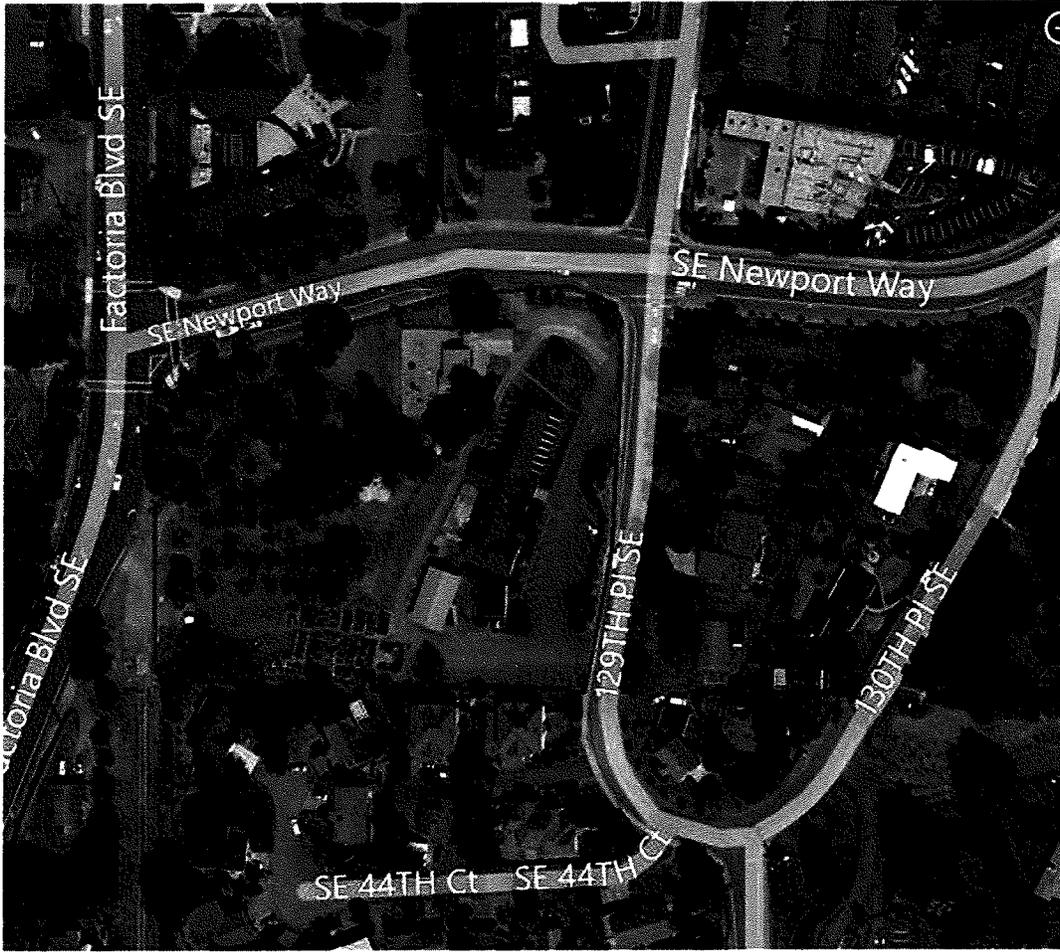


Figure 7 -- Aerial View 2 of Holy Cross

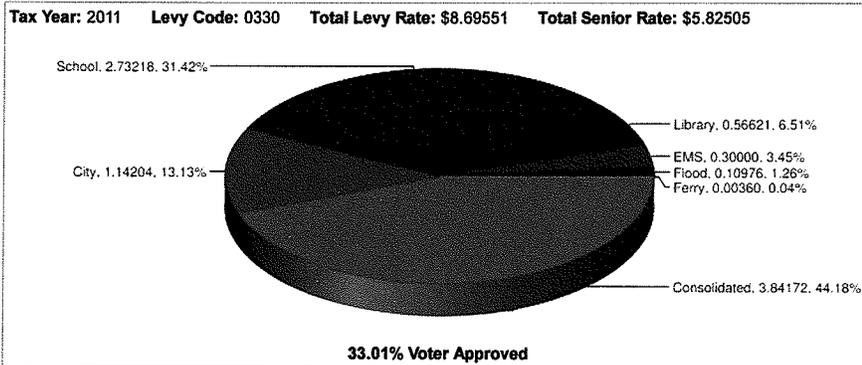
Parcel Number	162405-9069
Name	HOLY CROSS LUTHERAN CHURCH
Site Address	12835 SE NEWPORT WAY 98006
Legal	POR OF SW 1/4 OF SE 1/4 OF NE 1/4 OF STR 16-24-05 LY SLY OF NEWPORT-ISSAQUAH RD LESS PIPELINE R/W LESS CO RD LESS C/M RGTS

**BUILDING 1**

Year Built	1961
Building Net Square Footage	4968
Construction Class	WOOD FRAME
Building Quality	AVERAGE
Lot Size	136305
Present Use	Church/Welfare/Relig Svc
Views	N
Waterfront	



**TOTAL LEVY RATE DISTRIBUTION**



## Holy Cross Application Block 4a

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**BLOCK 4a.** Holy Cross' proposal is consistent with Threshold Review decision criteria for a Comprehensive Plan Amendment.

Holy Cross' proposal meets each of the Threshold Review decision criteria for a Comprehensive Plan Amendment, as stated in LUC 20.301.140

A. The proposed amendment represents a matter appropriately addressed through the Comprehensive Plan.

Yes. The proposed housing is an appropriate matter to be handled through the Comprehensive Plan.

B. The proposed amendment is in compliance with the three year limitation rules set forth in LUC 20.301.130.A.2.d.

*Holy Cross has submitted no prior application. The 3-year limitation does not apply to this application.*

C. The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City Council.

*Holy Cross is unaware of any ongoing work program that more appropriately addresses the amendment sought in this application.*

D. The proposed amendment can be reasonably reviewed within the resources and time frame of the annual Comprehensive Plan work program.

*Yes. The proposed amendment can be reasonably reviewed within the resources and time frame because it applies to a single parcel and an expansion of geographical scope is not expected.*

E. The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended, per LUC 20.50.046.

*Yes. The amendment addresses significantly changed conditions.*

F. When expansion of the geographic scope of an amendment proposal is being considered, shared characteristics with nearby, similarly-situated property have been identified and the expansion is the minimum necessary to include properties with those shared characteristics.

## Holy Cross Application Block 4a

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*Changed conditions in the vicinity of Holy Cross Lutheran Church support the requested Comprehensive Plan Amendment, specifically the development of Andrew Glen's housing on the property of St. Margaret's Episcopal Church.*

- G. The proposed amendment is consistent with current general policies in the Comprehensive Plan for site-specific amendment proposals. The proposed amendment is also consistent with policy implementation in the Countywide Planning Policies, the Growth Management Act, other state or federal law, and the Washington Administrative Code. Amendment of the GMA is warranted to achieve consistency in planning policies.

*Yes. The proposed amendment is consistent with general policies, including the Factoria Subarea, Land Use, and Housing. Details on which policies apply are documented in the Block 3 response.*

- H. State law requires, or a decision of a court or administrative agency has directed such a change.

*This criterion is not directly applicable to this application.*

## Holy Cross Application Block 4b

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### **BLOCK 4b.**

Holy Cross' proposal is consistent with Threshold Review decision criteria for a Rezone per LUC 20.30A.140. Holy Cross' proposal meets each of the Threshold Review decision criteria for a Rezone, as stated in LUC 20.30A.140:

A. The rezone is consistent with the Comprehensive Plan.

*The requested rezone from R-5 to R-20 is consistent with the concurrently requested Comprehensive Plan Amendment.*

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

*The rezone will promote addressing housing needs of homeless and/or low income single parent families and seniors. It thus bears a substantial relation to the public health, safety and welfare of the community as a whole.*

C. The rezone is warranted in order to achieve consistency with the Comprehensive Plan or because the proposed zoning classification is appropriate for reasonable development of the subject property.

*St. Margaret's Episcopal Church was granted a Comprehensive Plan Amendment and Rezone from R-5 to R-30 to accommodate construction of housing for needy veterans. This application to rezone from R-5 to R-20 is consistent with the recent Comprehensive Plan amendment approved for St. Margaret's, and is appropriate for reasonable development of Holy Cross' 3.13 acre parcel to provide low income housing.*

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

*Property in the immediate vicinity of the proposed project includes Newport High School and a professional office building to the West; Andrews Glen housing development and St. Margaret's Episcopal Church to the North; older existing single family residences to the immediate east and southeast; there is an oil pipeline right of way to the southwest that buffers between Holy Cross property and additional single family dwelling units beyond the easement. Residences using 129th Place S.E. or 130th Place S.E. should not be directly impacted by traffic associated with the proposed CPA and rezone since vehicle parking for*

## Holy Cross Application Block 4b

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*the proposed housing would ingress/egress from Factoria Boulevard and/or Newport Way.*

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

*The City of Bellevue has a number of policies promoting disbursed affordable housing throughout the city. The proposed CPA and rezone have merit and value for the community as a whole insofar as they promote and will help achieve these policy goals.*

*A multi-family medium designation as requested corrals the R-20 zone immediately north of the church property and yet is a logical extension of the density currently zoned along the east side of Factoria Boulevard and to immediate north of Holy Cross.*

## Holy Cross Application Block 4b

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### **BLOCK 4b.**

Holy Cross' proposal is consistent with Threshold Review decision criteria for a Rezone per LUC 20.30A.140. Holy Cross' proposal meets each of the Threshold Review decision criteria for a Rezone, as stated in LUC 20.30A.140:

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

*Property in the immediate vicinity of the proposed project includes Newport High School and a professional office building to the West; Andrews Glen housing development and St. Margaret's Episcopal Church to the North; older existing single family residences to the immediate east and southeast; there is an oil pipeline right of way to the southwest that buffers between Holy Cross property and additional single family dwelling units beyond the easement. Residences using 129th Place S.E. or 130th Place S.E. should not be directly impacted by traffic associated with the proposed CPA and rezone since vehicle parking for*

## Holy Cross Application Block 4b

---

*the proposed housing would ingress/egress from Factoria Boulevard and/or Newport Way.*

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*The City of Bellevue has a number of policies promoting disbursed affordable housing throughout the city. The proposed CPA and rezone have merit and value for the community as a whole insofar as they promote and will help achieve these policy goals.*

*A multi-family medium designation as requested corrals the R-20 zone immediately north of the church property and yet is a logical extension of the density currently zoned along the east side of Factoria Boulevard and to immediate north of Holy Cross.*

## **Metes & Bounds Legal Description**

*POR OF SW 1/4 OF SE 1/4 OF NE 1/4 OF STR 16-24-05 LY SLY OF NEWPORT-ISSAQUAH RD LESS  
PIPELINE R/W LESS CO RD LESS C/M RGTS*

Provide a legal description if available.

*POR OF SW 1/4 OF SE 1/4 OF NE 1/4 OF STR 16-24-05 LY SLY OF NEWPORT-ISSAQUAH RD LESS  
PIPELINE R/W LESS CO RD LESS C/M RGTS*

<b>ENVIRONMENTAL CHECKLIST</b>	4/18/02
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If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

**BACKGROUND INFORMATION**

Property Owner: *Holy Cross Lutheran Church of Bellevue*

Proponent: *Holy Cross Lutheran Church of Bellevue*

Contact Person: *Karen Wimberly, President*  
 (If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: *4315 129<sup>th</sup> Place SE, Bellevue, WA 98006-2047*

Phone: *425-746-4848*

Proposal Title: *Holy Cross Lutheran Church of Bellevue Affordable Housing Project*

Proposal Location: *4315 129<sup>th</sup> Place SE (aka 12835 SE Newport Way)*  
 (Street address and nearest cross street or intersection) Provide a legal description if available.  
*Intersection of Factoria Boulevard and Newport way. See attached*  
 Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: *Build 40-50 affordable, energy efficient housing units*
2. Acreage of site: *3.13 acres*
3. Number of dwelling units/buildings to be demolished:  
*Up to 4, dependent on subsequent design*
4. Number of dwelling units/buildings to be constructed:  
*Two or 3, dependent on subsequent design.*
5. Square footage of buildings to be demolished:  
*Up to 8468 square feet*
6. Square footage of buildings to be constructed:  
*Estimate at this time: 38,340 (based on 45 units @ 850 square feet)*
7. Quantity of earth movement (in cubic yards):  
*Unknown at this time*
8. Proposed land use:  
*Multi-family medium*
9. Design features, including building height, number of stories and proposed exterior materials:  
*Three or 4 stories, exterior materials not yet determined*
10. Other

Estimated date of completion of the proposal or timing of phasing:

2015

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

None

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

None

Please provide one or more of the following exhibits, if applicable to your proposal. (Please check appropriate box(es) for exhibits submitted with your proposal):

Land Use Reclassification (rezone) Map of existing and proposed zoning

Preliminary Plat or Planned Unit Development  
Preliminary plat map

Clearing & Grading Permit  
Plan of existing and proposed grading  
Development plans

Building Permit (or Design Review)  
Site plan  
Clearing & grading plan

Shoreline Management Permit  
Site plan

#### A. ENVIRONMENTAL ELEMENTS

##### 1. Earth

a. General description of the site:  Flat  Rolling  Hilly  Steep slopes  Mountains  Other

b. What is the steepest slope on the site (approximate percent slope)?

7-8%

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

clay, gravel and sand

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Do not know.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

No fill anticipated at this time

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Unlikely. Existing trees and grass will prevent erosion.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 30%

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

None Required

## 2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Unknown

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None Known

- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

The site will have a high percentage of trees and plants.

## 3. WATER

- a. Surface

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If

appropriate, state what stream or river it flows into.

No

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

Not applicable

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not applicable

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

Possibly. There is an artesian well on the property that is currently used for irrigation. We would like to explore the possibility of using the well to supply gray water production.

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Unknown at this time

- (2) Could waste materials enter ground or surface waters? If so, generally describe.

No

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

None required

4. Plants

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other  
 evergreen tree: fir, cedar, pine, other  
 shrubs  
 grass  
 pasture  
 crop or grain pea patches  
 wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other  
 water plants: water lily, eelgrass, milfoil, other  
 other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Unknown at this time

c. List threatened or endangered species known to be on or near the site.

None known

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Detail plans not yet developed. The project places a high priority on the use of trees and vegetation, potentially even green roof and walls

## 5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: hawk, heron, eagle, songbirds, other:

Mammals: deer, bear, elk, beaver, other: rabbits

Fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

None

c. Is the site part of a migration route? If so, explain.

No

d. Proposed measures to preserve or enhance wildlife, if any:

Use of trees and vegetation will preserve habitat.

## 6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

see attached

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

see attached

## 7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

(1) Describe special emergency services that might be required.

None

(2) Proposed measures to reduce or control environmental health hazards, if any.

None required

## Attachment to Environmental Checklist

### **6. Energy and Natural Resources**

*a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc. b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.*

*The vision is for the project to be highly environmentally sensitive using renewable solar power as much as possible. Engineering and design will be based on known solar site principles. The owner hopes to make this project a showcase for combining environmental priorities and assisting people coming out of homelessness.*

*c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:*

*While a design company has not yet been selected, Holy Cross' vision is to build with energy conservation as top priority. This will include both passive and active solar design, energy envelop-friendly walls, possible use of radiant heating in flooring, wall insulation, and windows.*

b. Noise

- (1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

Traffic

- (2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Nothing more than would be expected from any multi-family medium site

- (3) Proposed measures to reduce or control noise impacts, if any:

Replanting trees to provide a sound barrier.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

A church and daycare on site. Single family houses, low cost housing, church and high school on adjacent properties.

- b. Has the site been used for agriculture? If so, describe.

Not in the past 50 years.

- c. Describe any structures on the site.

A church building. A daycare building that was previously a house. Two small buildings totaling 1750 square feet.

- d. Will any structures be demolished? If so, what?

At this time, there is potential for all, none or some of the current buildings to be demolished.

- e. What is the current zoning classification of the site?

R-5

- f. What is the current comprehensive plan designation of the site?

Church/Welfare/Relig Srvc

- g. If applicable, what is the current shoreline master program designation of the site?

Not applicable

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No

- i. Approximately how many people would reside or work in the completed project?

70-90

- j. Approximately how many people would the completed project displace?

None

- k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable

- i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Project will be in compliance with Land Use, Housing, and Factoria subarea policies.

## 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

40-50. All low income

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

- c. Proposed measures to reduce or control housing impacts, if any:

None required

## 10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? Height not yet known. Exterior materials have not been chosen. Priority will be placed on recycled materials that blend well into existing orchard, pea patch and trees.
- b. What views in the immediate vicinity would be altered or obstructed? Some residential homes might have views of Lake Washington obscured.
- c. Proposed measures to reduce or control aesthetic impacts, if any: Potentially, the slope of the property will be used so that the building does not block the view of houses located to the east of the property. Holy Cross intends to conduct a charrette to explore design alternatives to reduce or control aesthetic impacts.

## 11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Do not know

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Do not know

- c. What existing off-site sources of light or glare may affect your proposal?

Do not know

- d. Proposed measures to reduce or control light or glare impacts, if any:

Do not know

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Informal opportunity is walking from the neighborhood to the commercial area of Factoria. There is currently a picnic shelter and amphitheater dedicated to the people of Factoria.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The outdoor structures will be integrated into the new development.

## 13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No

- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

None

- c. Proposed measures to reduce or control impacts, if any:

None

## 14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Factoria Boulevard and Newport Way

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Yes, on both public streets listed above.

- c. How many parking spaces would be completed project have? How many would the project eliminate?

Do not know

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Do not know

g. Proposed measures to reduce or control transportation impacts, if any:

Expected higher than average public transit usage, exploring the use of a Flexcar-type service at the site and proposed ingress/egress off Factoria Boulevard and Newport Way will all assist in reducing transportation impacts.

**15. Public Services**

a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No

b. Proposed measures to reduce or control direct impacts on public services, if any.

None required

**16. Utilities**

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Do not know

**Signature**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature Karen Wamberly

Date Submitted 1/30/12

**SUPPLEMENTAL SHEET FOR NONPROJECT ACTION**  
Continuation of the Environmental Checklist

4/18/02

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment (see Environmental Checklist, B. Environmental Elements). When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms. If you have any questions, please contact the Development Services reviewer in the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? .....

*The proposal would potentially increase the square foot of the property with buildings. The amount depends upon decisions on the disposition of existing buildings and parking.*

Proposed measures to avoid or reduce such increases are: .....

*The goal of the proposal is to create green roofs and walls and to move or replant existing trees. Additionally, any impacts will be mitigated in strict accordance with the city's Surface Water Manual requirements.*

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

*see attached*

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

*see attached*

3. How would the proposal be likely to deplete energy or natural resources?

*see attached*

Proposed measures to protect or conserve energy or natural resources are:

*see attached*

## Attachment to Supplemental Sheet for Nonproject Action # 28

### 2. How would the proposal be likely to affect plants, animals, fish, or marine life?

*The property currently has many mature trees and a mature orchard. Depending on site designs, some of the trees may need to be either moved or removed. Plans are to replant at least as many trees as are currently on the property.*

*Deer and rabbits do visit the property. With the goal of keeping the property green, construction might disrupt their visiting. Once the project is complete, the site should still offer deer a place to forage for fallen fruit. No direct impacts to fish or marine life are anticipated by this proposal.*

#### Proposed measures to protect or conserve plants, animals, fish, or marine life are:

*No specific plan has been developed to date. The vision, however, is to engage Holy Cross' Earth-keeping Team in setting environmental priorities. As one of the Earth Ministries "Greening Congregations," Holy Cross not only sets a high priority on environmental issues, but also can draw on resources through Earth Ministries in fulfilling an identified primary ministry: Care of God's Creation.*

### 3. How would the proposal be likely to deplete energy or natural resources?

*Priority will be placed on using recycled materials in the construction of the project to minimize the impact on natural resources.*

*Further, we will meet the guidelines of sustainable projects established by LEED, Built-Green or the Evergreen Standards for Affordable Housing.*

#### Proposed measures to protect or conserve energy or natural resources are

*The vision is for the project to be highly environmentally sensitive using renewable solar power as much as possible. Engineering and design will be based on known solar site principles. The owner hopes to make this project a showcase for combining environmental priorities and assisting people coming out of homelessness.*

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection—such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Does not apply

Proposed measures to protect such resources or to avoid or reduce impacts are:

Does not apply

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Does not apply

Proposed measures to avoid or reduce shoreline and land use impacts are:

Does not apply

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

A larger than normal percentage of the residents will likely use public transportation.

Proposed measures to reduce or respond to such demand(s) are:

Design will consider ingress and egress off of Factoria Boulevard to lessen traffic on 129<sup>th</sup> Place SE. Plans call for investigating having a Flex-car type service on site.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

None known as of now

# Holy Cross Lutheran Church Affordable Housing Project

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## Bellevue's Focus on Community

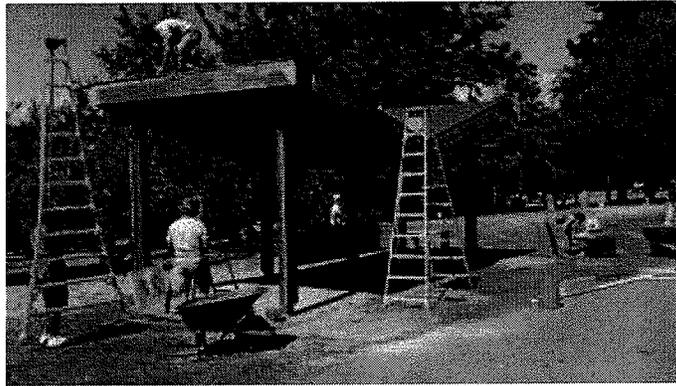
Three ongoing activities in Bellevue closely relate to Holy Cross Lutheran Church's Comprehensive Plan Amendment application and zone change request:

- 1.) Bellevue City's own "Community Development for the Common Good."
- 2.) A Regional Coalition for Housing's Proposed Process for working with Faith communities.
- 3.) Bellevue City's 2012 Human Services Assessment.

All three identify affordable housing as a priority need. All three assign a high priority to community involvement in meeting the need.

## Holy Cross Demonstrates Being a Good Neighbor

Holy Cross has emphasized community development when building an outdoor shelter, amphitheater, and gateway on our property in 2011. Members of the community worked side by side with members of the congregation in planning, fund raising, building, and enjoying this community resource. This community development approach—with the Common Good as a guiding principle—will be carried forward into the affordable housing project.



## Earth Keeping As Community Development

As an extended community, Holy Cross has revitalized our orchard and developed p-patches. In 2011 the P-Patchers (both congregational and neighborhood gardeners) grew and donated nearly 1 ton of fresh organic produce to local food banks. Holy Cross recognizes—and accepts—the challenge of developing affordable housing while maintaining the orchard/garden setting as well as incorporating green building techniques.

## A "Multiple Victories" Approach

Holy Cross used a "Multiple Victories" approach in developing the Shared Community Space described and pictured above. Multiple Victories, as defined by The Pomegranate Center,<sup>1</sup> takes into account the interests of all interested parties:

*The question is not whether economics is more important than environment or whether education trumps the arts. All are vitally important AND they are all connected. Our challenge is to get them working together. Finding solutions with Multiple Victories is a terrific way to start.<sup>2</sup>*

**Holy Cross will be guided by the principles of Multiple Victories in developing affordable housing—for the Common Good.**

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<sup>1</sup> An organization that consults on developing community. See <http://www.pomegranate.org/>

<sup>2</sup> "Building Better Communities" © 2011, p. 7

Bill Grace ✓

**Lewine, Janet**

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**From:** Bill Grace <billgrace@comcast.net>  
**Sent:** Monday, March 26, 2012 9:54 AM  
**To:** Lewine, Janet  
**Subject:** Letter of Support

Hi Janet;

I enjoyed our conversation the other day, thanks for all that you do for our City.

With this e-mail I want to express my support for a Comprehensive Plan Amendment and rezone application submitted by Holy Cross Lutheran Church of Bellevue.

In the interest of full disclosure, I want you to know that I am closely connected to Holy Cross. It is through that connection that I have become familiar Holy Cross' vision for affordable housing. Holy Cross has engaged their members and their neighbors in discussions regarding the property. They are committed to not only listening further to the neighbors concerns, but also to develop an environmentally leading edge project.

I believe this project is in keeping with the spirit of the common good and Bellevue's on-going commitment to provide high quality affordable housing to our most vulnerable neighbors.

Thank-you for your consideration regarding this project.

Sincerely,

Bill Grace

18 March 2012

Bellevue Planning Commission  
Planning & Community Development  
450 110th Ave. NE  
P.O. Box 90012  
Bellevue, WA 98009

Subject: Proposed Holy Cross Lutheran Church Zoning Change Request

This letter is written on behalf of the newly formed Lower Somerset Homeowners Association (LSHA) in response to the proposed rezoning request by the Holy Cross Lutheran Church located at 4315 129th Place SE (SW corner of Newport Way and 129th Place SE), from the current single family zoning of 5 homes per acre (R-5), to multifamily (R-20 or R-30). The members of the LSHA are overwhelmingly **against** supporting this proposed rezoning change which would result in a multi-family complex within our single-family neighborhood.

The LSHA consists of homeowners and residents situated south of Newport Way along 129th and 130th Avenues, and includes all the side streets north and south of 130th Avenue up to Forrest Hill Neighborhood Park. There are over 260 single-family homes within this catchment area, all of whom will be negatively impacted by the approval of the request to rezone.

Rezoning will set a precedent for potential future multi-family zoning change requests

If approved over resident objections, this zone change request will set a highly undesirable precedent for potential future multi-family zoning change requests by other large property owners within our current single-family housing zone on the south side of Newport Way. This single-family housing "zone" currently stretches from Factoria Boulevard/128th Avenue SE, up Newport Way to 155th Place SE, and down Coal Creek Parkway all the way to the Newcastle border, and should be considered a "sacred line" separating single-family homes from multi-family structures and business which are more commonly associated with the Factoria area. This line was established to maintain clear boundaries between single-family housing and high density multi-family housing and should remain in place, unchanged. While we understand City Planners need to consider each rezoning application on its own merits, we see precedent-setting encroachment on the existing single-family home characteristic of the neighborhood and significant risk of future development along 130th Avenue.

Drastic change to the character of our quiet, single-family neighborhood

If the rezoning application is approved, the resulting multi-family housing will drastically change the character of our quiet, single-family neighborhood. Following rezoning, Holy Cross Lutheran Church is proposing to construct a 60 living unit facility, up to 5 stories in height. This is a huge change from the current character of the Holy Cross Lutheran Church property, and for that matter, the nearby Saint Madeline Sophie Church property, both of which have current facilities that are generally consistent with residents' general expectations of church facilities within a residential area.

Create a significant increase in traffic congestion at an already overcrowded and dangerous intersection

The addition of multiple families will create a significant increase in traffic congestion at an already overcrowded and dangerous intersection, which is currently challenging for residents to egress onto Newport Way during morning and evening rush hours. Despite assurances by both City planners and

proponents of the newly (2007) constructed St. Madeline Sophie Church school at the corner of 129th & 130th Avenues, just a few hundred feet from the current proposed multi-family structure, that any additional traffic would be "incidental," the traffic increases during school start and end times has been significant. This new proposal by Holy Cross would further exacerbate the traffic problems.

Increase potential of overcrowding at public schools serving the LSHA area

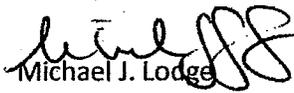
The members of the LSHA greatly value the excellent Bellevue Public Schools that are available to "our" children. The members are concerned that, despite new renovations at the catchment area schools, they are all either at or over capacity (Newport High School already has two temporary structures for classes due to overcrowding), and the addition of up to sixty new families will further strain existing educational facilities, diluting the quality of education. The excellent Bellevue District school system, specifically Newport High School, is one of the major reasons many residents choose to live in the Lower Somerset neighborhood, and many residents are extremely concerned at the prospect of even more overcrowding.

Rezoning Application Should Be Denied

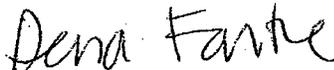
Based on our very strong belief in the issues raised above, the members of the LSHA overwhelmingly feel that in order to retain our existing single family neighborhood in South Bellevue, any rezoning request for multi-family housing within the neighborhood will result in unwanted and undesired encroachment by Factoria and should be denied. Therefore, we strongly urge the Bellevue Planning Commission to deny this proposed request.

Thank you for your consideration.

Sincerely yours,



Michael J. Lodge  
President, LSHA  
13127 SE 47<sup>th</sup> Street  
Bellevue, WA 98006  
425-214-1046  
lsha.bellevue@gmail.com



Dena Fantle  
Co-Vice President, LSHA  
4722 130<sup>th</sup> Ave SE  
Bellevue, WA 98006  
425-603-9361  
lsha.bellevue@gmail.com



Woody Haizlip  
Co-Vice President, LSHA  
4540 130th Ave SE  
Bellevue, WA 98006  
(425) 747-7485  
lsha.bellevue@gmail.com



Norm Slader  
Treasurer, LSHA  
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Bellevue, WA 98006  
(425) 603-9487  
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Chuck Cobb  
Secretary, LSHA  
13126 SE 47th Street  
Bellevue, WA 98006  
(425) 643-3644  
lsha.bellevue@gmail.com

## Lewine, Janet

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**From:** Angela <angela.hung.byers@gmail.com>  
**Sent:** Saturday, March 17, 2012 5:38 PM  
**To:** Matz, Nicholas  
**Cc:** Steedman, Janna; Lewine, Janet; Inghram, Paul  
**Subject:** RE: Thank you for your time & signing up as interested party

Hello Nicholas,

Thank you for the materials you passed along. I am submitting this email in order to record my opposition to the Lorge-Benis CPA request (application to rezone 4307 and 4317 Factoria Blvd into CB that would a) prohibit retail use on ground floor and b) require affordable housing). I will submit a separate email to record my opposition to the Holy Cross Church CPA request as well though much of my case below applies to that as well.

I understand that you have not heard much from the community regarding this application. I believe this is entirely because we have been unaware that affordable housing is the intention of the applicants. I feel this application hurts the nearby residential community in much the same way the Holy Cross application impacts the value and characteristics of our community. I have read the Lorge-Benis CPA and it simply reads that they assert “++” next to every decision criteria with little to no fact base. I trust that you and your team will examine the application closely rather than taking their blanket assertions.

My rationale for opposing the CPA request are as follows:

- a) The increase in traffic will create additional congestion on Factoria Blvd during rush hours (failing Factoria Subarea Policy S-FA-3/ S-FA-4?). I turn onto Newport Way from Factoria Blvd every day during the morning and afternoon rush hours, and there is always an abrupt slow down due to southbound drivers on Factoria Blvd turning left onto Newport Way. Adding people who also want to turn right at that intersection into 4307/4317 Factoria Blvd will make the situation even worse. In addition, we need to consider the additional traffic resulting from the imminent arrival of Walmart.
- b) High-density affordable housing is going to bring more kids to Newport High School and Tye Middle School - schools that are already extremely overcrowded. For this reason and the one above, I do not see how this proposed change is “in general conformance with adjacent land use and the surrounding development pattern”. And certainly, this violates GMA goal #1 – that “adequate public facilities and services exist or can be provided efficiently”
- c) Concern about additional affordable housing adjacent to Newport High School: my kids will have to walk by that area every day to get to Newport High, and honestly, that makes me, as a mom, concerned for their safety. It certainly does not “enhance public safety” of my children (B5).
- d) I understand the perceived need for more affordable housing in this economy. However, I'm very concerned that applications to rezone in order to provide high-density affordable housing in Bellevue won't consider the concerns of the community. I see that being played out in the St. Margaret's decision. Any further decisions to rezone to allow for affordable housing is negatively impacting the image of the neighborhood. Put simply, options are being put before the City of Bellevue to re-brand Factoria as the center for low-income housing. In my opinion, this CPA violates policy HO-13, S-FA-2: it does NOT enhance the character of the surrounding residential and commercial areas, and it threatens the single family characteristic of the nearby residential community.
- e) While I understand Bellevue as a city has an explicit goal to provide affordable housing, I want to point out that actual supply and demand data does NOT support the “significantly changed condition” to provide affordable housing that St. Margaret and now Lorge-Benis, and Holy Cross are trying to argue for. Take a look at

<http://aptfinder.org/listingsBellevuesorta.html>

Bellevue, as a city, is already bearing its fair share of affordable housing (Bellevue has 14 low income housing properties (13 in the search results plus Andrew's Glen), significantly more than the 7 in Issaquah, 5 in Kirkland, and just 3 in Renton). By the way, over half of the Bellevue low income housing properties show little to no wait (4 shows "no waitlist at this time"). South Bellevue area is already bearing its fair share of the responsibility (4 in the area: St. Margaret's Andrew's Glen, Andrew's Heights, Newporter Apartments, Vasa Creek Apartment homes; not to mention all the apartments along Factoria Blvd, which are certainly not luxury). On the contrary, there is almost no low income housing in West Bellevue.

I am passionate about this because the economic well-being of my family, as well as any hard working family with a single family home in the neighborhood, is at risk. Our property values are threatened by these applications to change the use and make-up of our community. Sure, there are academic studies that say property values are not significantly impacted by the presence of low income housing, academic studies also say property values are not negatively impacted by the presence of correction facilities. Where the rubber meets the road, any real estate agent would take the presence of high density, low income housing as a mark against single family homes in this neighborhood.

I very much want to make sure the entire planning commission is aware of these concerns. Let me know how I can voice this to them, other than sending them individual emails.

Sincerely,  
Angela Byers

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**From:** NMatz@bellevuewa.gov [mailto:NMatz@bellevuewa.gov]  
**Sent:** Thursday, March 15, 2012 4:32 PM  
**To:** angela.hung.byers@gmail.com  
**Subject:** RE: Thank you for your time & signing up as interested party

Angela-

Here is the Lorge-Benis application material at your request, and you are a party of record to the 2012 CPAs which means you get notice of actions. Not having gotten the application materials doesn't mean something; we provide these application materials upon request.

Please let me know what else I can provide.

Nicholas

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**From:** Angela [mailto:angela.hung.byers@gmail.com]  
**Sent:** Wednesday, March 14, 2012 9:43 PM  
**To:** Matz, Nicholas  
**Cc:** Lewine, Janet  
**Subject:** RE: Thank you for your time & signing up as interested party

Thank you Nicolas very much. My husband was able to attend the study session tonight and we just learned of the intention of the application of 4307 and 4317 Factoria Blvd. I understand that you said you have not heard much from the community on this and I, along with the community, had been blindsided by this until tonight. I am very concerned about that application, along with the Holy Cross application, and I will write you a separate email detailing my concerns which I want as part of the public record for consideration.

reply 3/12 ✓

**Lewine, Janet**

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**From:** Li Zhu <lixzhu@hotmail.com>  
**Sent:** Sunday, March 11, 2012 3:07 PM  
**To:** Lewine, Janet  
**Subject:** Building low-income housing by the Church at Newport Way  
**Attachments:** 3-1-12\_WeeklyPermitBulletin.pdf; 12-104586-AC.pdf

Dear Ms. Janet Lewine:

I'm writing to against the zoning change from SF-H (single Family-High) to MF-M (Multifamily-Medium) at Holy Cross Lutheran Church in Factoria. The applicant will build 40-50 low-income housing. There are three reasons that I against this project.

1. The houses are all single-family houses on the south side of Newport way. I'm afraid that will be building a lot of condominiums or apartments in this Lower Somerset area once the zoning is changed.
2. Lower Somerset and Somerset are not the area for low-income housing. There are already low-income housing in Factoria.
3. The Somerset Elementary School, Tyee Middle school and Newport High school are already oversize.

Thank you for your time.

Sincerely,

Li Zhu

12943 SE 44th Ct., Bellevue, WA 98006

**Lewine, Janet**

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**From:** CarolLiu <carolliu@hotmail.com>  
**Sent:** Saturday, March 10, 2012 4:58 PM  
**To:** Lewine, Janet  
**Subject:** File Number: 12-104586 AC

Dear Ms. Janet Lewine:

I'm writing to against the zoning change from SF-H (single Family-High) to MF-M (Multifamily-Medium) at Holy Cross Lutheran Church in Factoria. The applicant will build 40-50 low-income housing. There are three reasons that I against this project.

1. The houses are all single-family houses on the south side of Newport way. I'm afraid that will be building a lot of condominiums or apartments in this Lower Somerset area once the zoning is changed.
2. Lower Somerset and Somerset are not the area for low-income housing. There are already low-income housing in Factoria.
3. The Somerset Elementary School, Tye Middle school and Newport High school are already oversize.

Thank you for your time.

Sincerely,

Caroline Liu

4804 130th Ave SE, Bellevue, WA 98006

From: Holy Cross [mailto:hlcchurch@comcast.net]  
Sent: Wednesday, March 07, 2012 9:17 AM  
To: Holy Cross  
Subject: FW: Holy Cross' Comprehensive Plan Amendment

Neighbors:

Greetings from Holy Cross Lutheran Church.

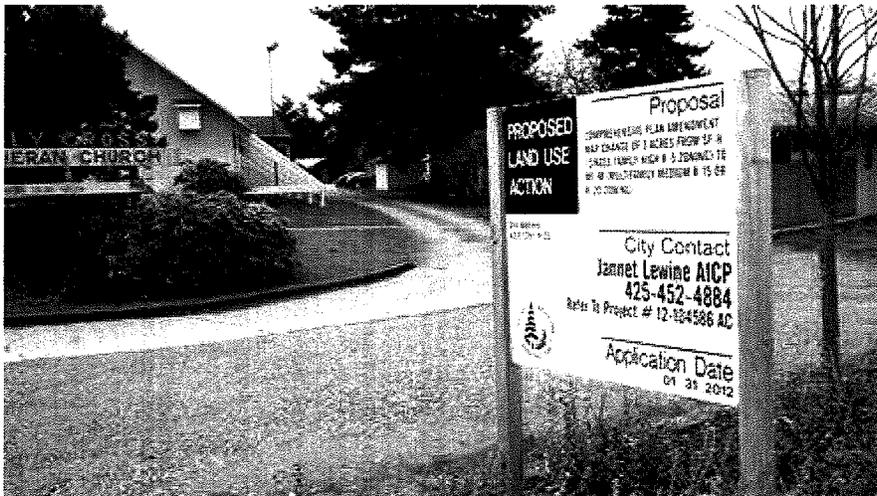
Since you voiced interest at our September 2010 Community forum, we now want to update you on our status regarding affordable housing at Holy Cross.

On January 31st 2012 Holy Cross entered the next phase by submitting our application for a Comprehensive Plan Amendment and concurrent zone change. This aspect of Holy Cross' faith journey now becomes a public part of Bellevue's land use process.

As you can see, the City of Bellevue has now posted the public information sign.

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The Affordable Housing Team at Holy Cross Lutheran



**Matz, Nicholas**

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**From:** Lewine, Janet  
**Sent:** Wednesday, April 18, 2012 12:05 PM  
**To:** Matz, Nicholas  
**Subject:** Arnie Brandon HOLY CROSS LUTHERN CHURCH APPLICATION FOR PROPERTY REZONE

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**From:** Arnie Brandon [<mailto:arnie@pndc.org>]  
**Sent:** Sunday, March 04, 2012 10:42 AM  
**To:** Lewine, Janet  
**Subject:** HOLY CROSS LUTHERN CHURCH APPLICATION FOR PROPERTY REZONE

Dear Ms. Lewine

This application for property rezone MUST NOT BE ALLOWED TO HAPPEN. Business encroachment must be limited or stopped somewhere and the DIVIDING line encompassing Newport Way and/or Factoria Mall Blvd seems a natural. Currently there are NO commercial type businesses or Apartments on the Holy Cross Church side of the mentioned streets. Traffic is bad enough already at the intersection of Factoria Mall Blvd and Newport Way. The church, in an attempt to appease the neighborhood has stated that they will not be traveling on 129<sup>th</sup> but in fact ingress and egress will be on Factoria Mall Blvd OR Newport Way. Thanks, but NO THANKS. Either approach is totally impossible and most undesirable to say nothing of having an apartment house in our immediate single family neighborhood. This CANNOT BE ALLOW TO HAPPEN.

Please disallow this request to rezone.

Thank You.

Arnie Brandon  
12839 SE 45<sup>th</sup> Pl.  
Bellevue, WA. 98006-2031  
425/746-6132

**Matz, Nicholas**

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**From:** Lewine, Janet  
**Sent:** Wednesday, April 18, 2012 12:04 PM  
**To:** Matz, Nicholas  
**Subject:** Richard Campbell proposed zoning change, file no 12-104586 AC

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**From:** Richard Campbell [<mailto:rdcampbell@frontier.com>]  
**Sent:** Friday, March 02, 2012 10:31 PM  
**To:** Lewine, Janet  
**Subject:** proposed zoning change, file no 12-104586 AC

Janet:

I am interested in the proposal under your file number 12-104586 AC.

I believe it involves changing zoning on property near my house from SF-H to MF-M.

I want to know if my understanding is correct, and if so which properties will be affected.

If this the church property, does that mean the church will be torn down and a bunch of condos built in its place?

Richard Campbell

My house is at 4332 129th PI SE, Bellevue, WA 98006