

Saint Andrew's Lutheran Church

Affordable Housing Discipleship Hour Adult Forum November 12, 2023

Questions and Answers

1. Will a traffic impact study be completed? Yes, Imagine Housing will commission a traffic impact study as part of their standard procedures. The peak traffic impact for the housing is M/F in the afternoon. The peak traffic for the church is Sunday mornings, reducing potential for traffic conflict.
2. Why is the concept design so big? The concept design is just a starting point. The size and height of the project will respond to input from the congregation, operating and development efficiencies, and financial viability of any proposed solution.
3. Will all of the trees be cut down? Trees that conflict with any proposed building would need to be removed. The eastern edge of Saint Andrew's property adjoins Robinswood park which is a substantial forest. No trees on public land would be removed. City of Bellevue and best management practices require minimizing new impervious areas and tree replacement.
4. What is the anticipated make up of the population to be served? The target population is families with household incomes between \$35k and \$75K per year. Jobs that fall into those wage ranges include; administrative support, retail / sales / related, transportation / moving, food prep / serving, education / library, construction / extraction. Approximately 70% of Washington States jobs fall into these categories. Families include traditional families with children, seniors, individuals, and other non-traditional families.
5. How many people would be expected to live in the housing provided? A family apartment complex that includes two and three bedroom apartments along with 1 bedroom and studio apartments that totals approximately 100 apartments will have between 200 and 300 residents.
6. How much parking will be provided for the apartments and how much parking will be left for the church? The concept plan shows approximately 85 stalls for the apartments and 110 stalls for the church. The apartment parking stalls will be located under the apartments. The church parking will be on the surface parking lot. The amount of parking proposed is more than is required by code for each use. The task force will be exploring options for overflow parking with the LDS church.
7. Can an additional floor be added to provide housing for Bellevue College students? Bellevue College recently added a student housing apartment project to their campus and has a master plan for 2 more housing projects. Students may be eligible to rent apartments in the Imagine project.
8. Has the task force reached out to Saint Andrew's neighbors? Not yet. The task force first wanted to brief the congregation and Council. With Council approval the task force will reach out to our neighbors right away.
9. How will deliveries be made to the apartments? Deliveries will be made from SE 28th Street through the front door of the apartments.

10. How are rents subsidized for the apartments? Rents are subsidized by lower development cost with a combination of lower land cost, property tax exemptions, favorable financing, philanthropic and public subsidies that offset construction cost.
11. Where does the money for constructing this building come from? Imagine Housing has not determined the sources of capital for this project yet. Affordable housing projects often use a combination of tax-exempt bond financing for debt, Federal Low Income Housing Tax Credits, local and State housing trust funds, philanthropic grants and low interest loans and other public subsidies.
12. Are residents screened for drugs and alcohol? No. Fair Housing laws must be followed as is done for all other typical apartments.
13. How will Imagine Housing determine who can live in the building? Fair housing laws require apartments to be filled on a first come first served basis for applicants who meet the income criteria and pass a background check.
14. What is the expected age demographic of the residents and has the school district been contacted regarding any impact on local schools? Imagine Housing will look into this question and provide a response when more information is available.
15. Will there be a medical treatment area in the building? No.
16. Will management be onsite 24/7? No. Management is typically onsite 5 days a week with emergency contact and response available 24/7.
17. Who maintains the apartments and property occupied by the apartments? Imagine Housing will be the owner and operator of the property. Imagine Housing currently hires a third party property manager. Third party contractors for landscape and building maintenance are also hired.
18. How can the environmental impact of the project be minimized? City of Bellevue and the Evergreen Development standards require the environmental impact to be minimized. Solutions include reducing impervious area, collecting / treating / and controlling storm water, maximizing energy efficiency in building design and construction practices, reducing water usage, reducing automobile trips by locating close to transit and other services, promoting other forms of transportation other than an automobile such as bicycle, transit, walking, and many other sustainable building practices.
19. How will the colors of the building be selected? The colors will be selected by the Imagine Housing design team with input from Saint Andrew's.
20. Can the congregation walk the site before construction? Yes. The task force will lay out cones and mark edges of the proposed building footprint to help members of the congregation visualize the building. There are existing trails in the forest behind Saint Andrew's property that can be explored for impact by the proposed structure.
21. Will bike parking be required? Yes. Bike parking is both required by code and desired to promote other means of transportation. The Imagine Housing design team will incorporate bike parking into the site and building.
22. Can Imagine Housing charge for parking to incentivize fewer cars by the residents? The financing available to Imagine Housing does not allow Imagine charging the residents for parking. However, Saint Andrew's can charge the residents to park on Saint Andrew's property to discourage parking on church parking and to minimize parking conflicts on days with high church usage.

23. Who will be responsible for parking enforcement? Imagine Housing and their selected manager will be responsible.
24. What is the demand for parking in similar affordable housing projects in Bellevue? The task force will research and provide answers to this question.
25. Will children from the apartments be able to use the church playground? Will this be a problem with the church insurance? The task force will research and provide answers to this question.
26. Can yellow tape be placed around the parking area that will be removed so the Church can see how it works? Yes.
27. How much money will the Church get for their land? Saint Andrew's is not expected to give their land away. The value of the land will be determined by a third party appraiser based on the fair market value of the land. That process has not yet started but will be done before and binding agreement is entered into by the church. Saint Andrew's has not identified how they would use the proceeds from this transaction. Proceeds from the transaction would be received at the time of finance close before construction starts.
28. Who will own the land and structure after the building is built? The real estate structure contemplated is to form 2 condominiums. One condominium would include the church and all land and improvements associated with the church use. The other condominium would be the apartments and land and improvements associated with the apartment use. Each condominium owner would be responsible for their condominium. This would include maintenance, debt obligations, liability, etc. A condominium association would be formed to communicate and collectively manage any common elements such as storm water management, landscaping, etc. The Church can include in this agreement obligations they require of the apartments such as level of maintenance, appearance, parking conflicts and other behavior expectations.
29. When the housing is done will it be legally separate from the Church? Yes. The church will have no responsibilities or liability for the apartments and the apartments will have no responsibility or liability for the church except as specifically agreed to in the condominium agreement.
30. Will the Church and apartments be physically separated by a fence or some other barrier? The current concept is to encourage communication and exchange between the Church and residents of the apartments. This concept and how it is implemented can be explored with the congregation and Imagine Housing.
31. Will there be EV chargers in the apartment garage?. Yes, EV chargers are now required by code.
32. Are any improvements planned to the intersection of 148th Avenue and SE 28th Street? No improvements are planned as part of this project at this time, but design has just begun. Kurt Lutterman works with the City of Bellevue on this intersection and the light that controls it on a regular basis.
33. Will signage be provided to clearly designate the entrance to the Church and the Apartments as well as the parking for each? Yes.
34. Who is responsible for security? The apartments are responsible for the security of their building and grounds and the Church is responsible for the security of their building and grounds.
35. Who provides the insurance? Each party is responsible for their own insurance.
36. The trees in the images look big for a new project. All architects show trees as if they were mature. It takes time for the trees to get there.