

Public Comment East Bellevue Community Council  
courtesy hearing October 6, 2020

**From:** [Ian Morrison](#)  
**To:** [Clint Whitney](#); [Matz, Nicholas](#)  
**Cc:** [Jessica Roe](#); [Brenda Barnes](#)  
**Subject:** RE: Letter in Support of Application for Comprehensive Plan Amendment  
**Date:** Tuesday, October 06, 2020 21:08:15

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Nicholas:

Thanks for the staff report tonight at EBCC.

I heard you express some questions about the Application's relationship with the Comp Plan policies and the continuation of the golf course use.

We tried to address that in our presentation and the letter submitted by Clint, but if you have any questions, we would be happy to get on a call to discuss.

As you know, the City's Comp Plan policies specifically announce that the City "strongly encourages the continuation of the golf course use" at Glendale.

We see a direct link between the Application to repurpose a small portion of the Club that is not in golf course use to provide infill housing and Policy WI-34. As you heard, the Application will support Club's enhanced environmental sustainability through upgraded drainage systems that would further the continued use of the golf course and the Club's role as private, visual open space to the broader community. This is precisely the type of innovative concepts that should be encouraged through Policy WI-34 and the City's Land Use, Housing, Open Space, and Environmental policies cited in the Club's letter.

Please let us know if you'd like to discuss. We can be available at your convenience. We will look forward to the staff recommendation. As always, thanks for your consideration.

Ian

Ian S. Morrison

Partner

**McCullough Hill Leary, ps**

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disclosing the contents. Thank you.

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**From:** Clint Whitney <gm@glendalecc.com>

**Sent:** Tuesday, October 6, 2020 12:40 PM

**To:** NMatz@bellevuewa.gov

**Cc:** Ian Morrison <imorrison@mhseattle.com>

**Subject:** Letter in Support of Application for Comprehensive Plan Amendment

Nicholas

On behalf of Glendale Country Club, please see our letter in support of our application for a Comprehensive Plan amendment. Please share with the Commissioners and we will look forward to the public hearing late this month.

Most sincerely,

---

Clint S. Whitney  
General Manager  
Glendale Country Club  
O: 425.746.7944  
F: 425.746.7660  
[gm@glendalecc.com](mailto:gm@glendalecc.com)  
[www.glendalecc.com](http://www.glendalecc.com)



**From:** [Jessica Roe](#)  
**To:** [EBCC](#); [Matz, Nicholas](#); [Johnson, Thara](#)  
**Cc:** [Harold Moniz](#); [Natalie Quick](#)  
**Subject:** NE 8th St Partners Presentation for EBCC Courtesy Hearing October 6th  
**Date:** Monday, October 05, 2020 20:59:27  
**Attachments:** [NE 8th Street Comprehensive Plan Amendment.pdf](#)

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**[EXTERNAL EMAIL Notice!]** Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear Councilmembers, Nicholas, and Thara,

We are looking forward to our virtual briefing with you tomorrow evening (October 6th) on the Comprehensive Plan Amendment application submitted by NE 8th Street Partners. On behalf of the applicant, we have signed up the following speakers to present briefly:

TC Wu, property owner  
Harold Moniz, project architect  
Jessica Roe, land use attorney

We are hoping there is a way for Harold to share his screen with you on zoom during the presentation. However, in the event that is not a possibility, I am also attaching the presentation to this email so that you might follow along from your own computers if necessary.

Thank you in advance,

Jessica

Jessica L. Roe  
Attorney at Law  
**McCullough Hill Leary, ps**  
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## Who we are

The property is owned by a local Bellevue-based business owner who lives and works in the community.

## What we're proposing and why

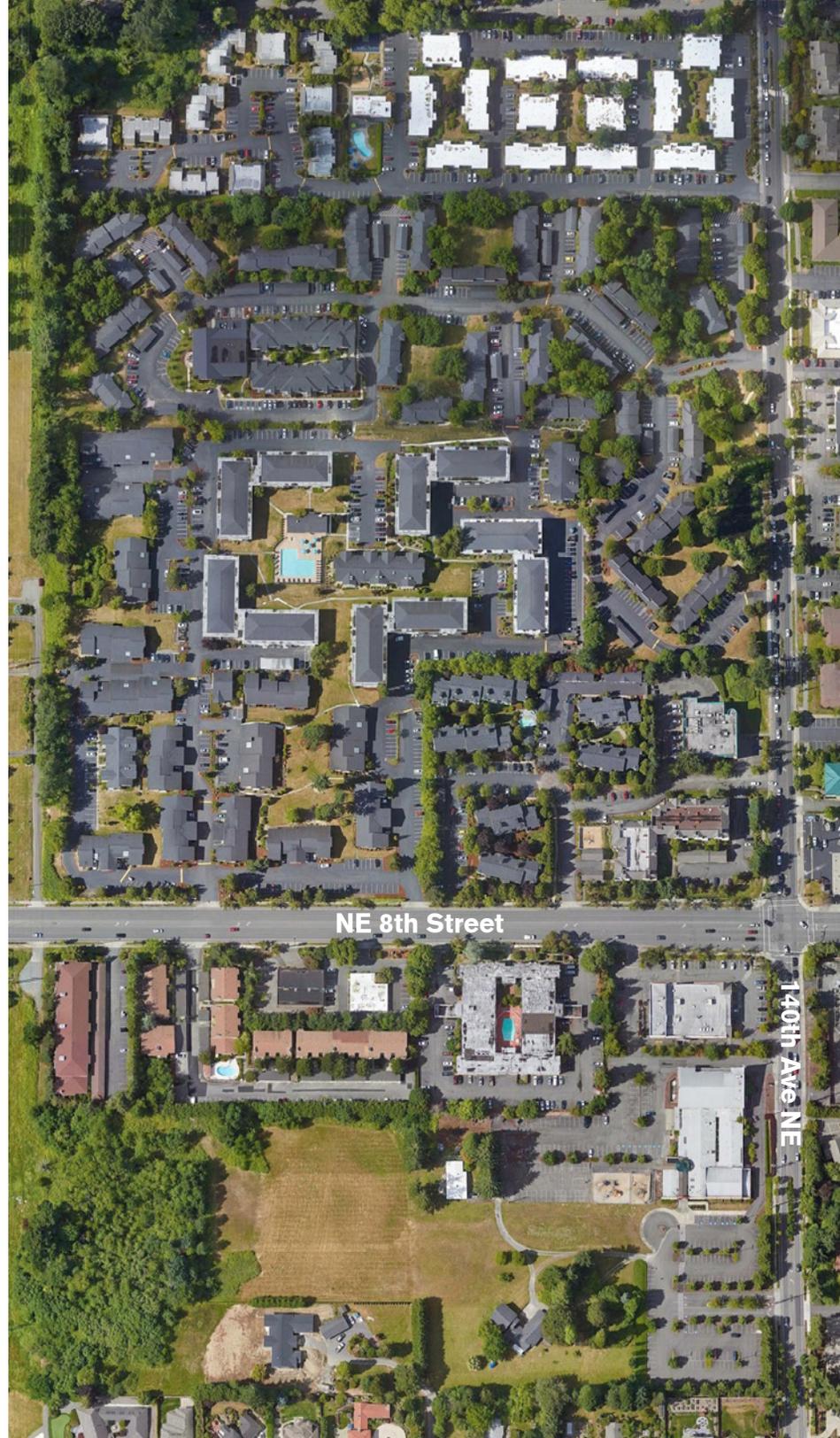
Several years ago, the City of Bellevue designated NE 8th Street as a key transit corridor as a means to focus density around transit and protect single-family neighborhoods from encroachment. Our property was zoned by the City for multifamily use in 1993, but was changed to office use (likely by a prior owner) in 1995. The result was an isolated "donut" hole of office-designated land surrounded by established multifamily residential areas and disconnected from other major businesses and commercial districts.

As such, we are currently in discussions with the City to change the zoning on the property so it is consistent with surrounding multifamily uses and the City's implementation of NE 8th Street a transit-oriented and residential focus.

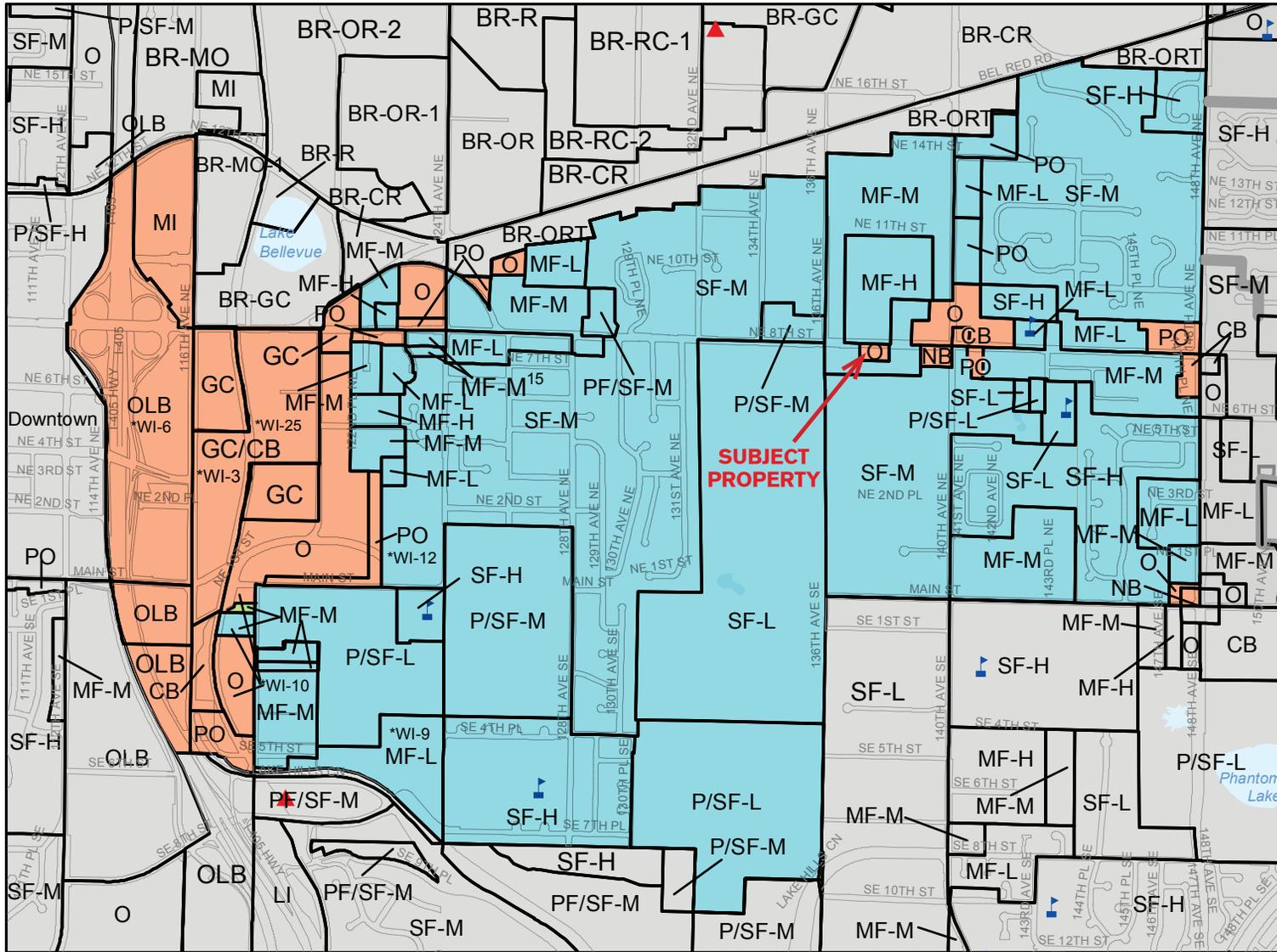
## What will change and when

This rezone process will take many months and starts with a Comprehensive Plan Amendment through the City, which will soon be underway.

The goal for this process is to better align the properties' zoning with the surrounding neighborhood. There are no current plans to redevelop the properties, change the tenancy of the buildings or re-negotiate current leases. Also, the proposed change in the Comprehensive Plan and zoning designation, if approved by the City, does not require any change in tenancy.



# Comprehensive Plan Land Use Map



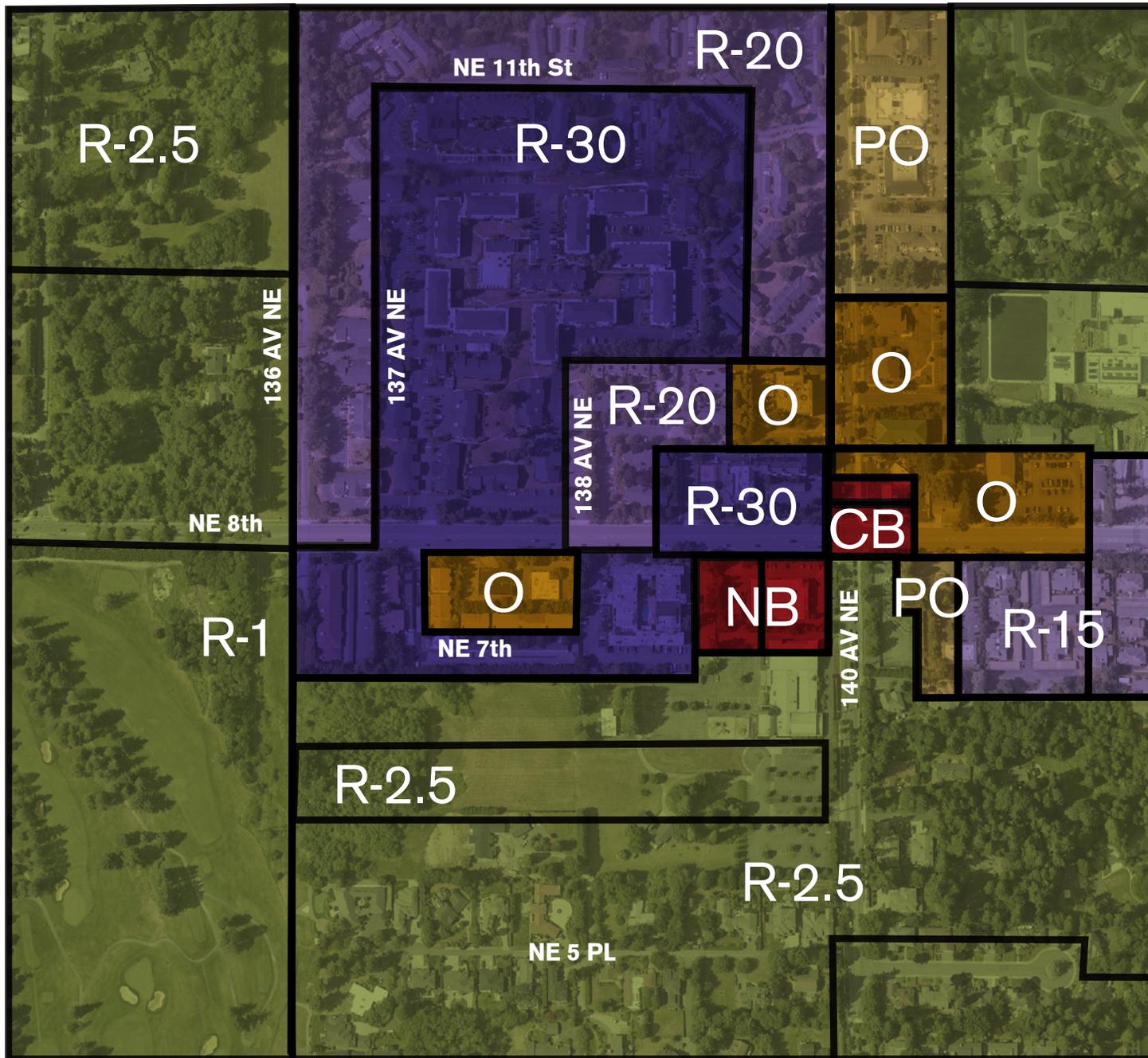
## MAP KEY

- Non-Residential
- Residential

SF	Single Family	PO	Professional Office
MF	Multi Family	O	Office
-L	Low Density	OLB	Office, Limited Business
-M	Medium Density	OLB-OS	Office, Open Space
-H	High Density	NB	Neighborhood Business
-UR	Urban Residential	CB	Community Business
GC	General Commercial		
LI	Light Industrial		
PF	Public Facility		
P	Park		

- 15R-15 density limit
- Fire Stations
- Public Schools
- Planning Districts
- Bellevue City Limits (2008)
- Lakes

# Consistency with Surrounding Zoning



**From:** [Clint Whitney](#)  
**To:** [Matz, Nicholas](#)  
**Cc:** [Ian Morrison](#)  
**Subject:** Letter in Support of Application for Comprehensive Plan Amendment  
**Date:** Tuesday, October 06, 2020 12:40:42  
**Attachments:** [Letter Glendale Comp Plan Amendment 10.6.20.pdf](#)

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Nicholas

On behalf of Glendale Country Club, please see our letter in support of our application for a Comprehensive Plan amendment. Please share with the Commissioners and we will look forward to the public hearing late this month.

Most sincerely,

---

Clint S. Whitney  
General Manager  
Glendale Country Club  
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## Glendale Country Club

13440 Main Street  
Bellevue, Washington 98005  
[www.glendalecc.com](http://www.glendalecc.com)

October 6, 2020

VIA EMAIL

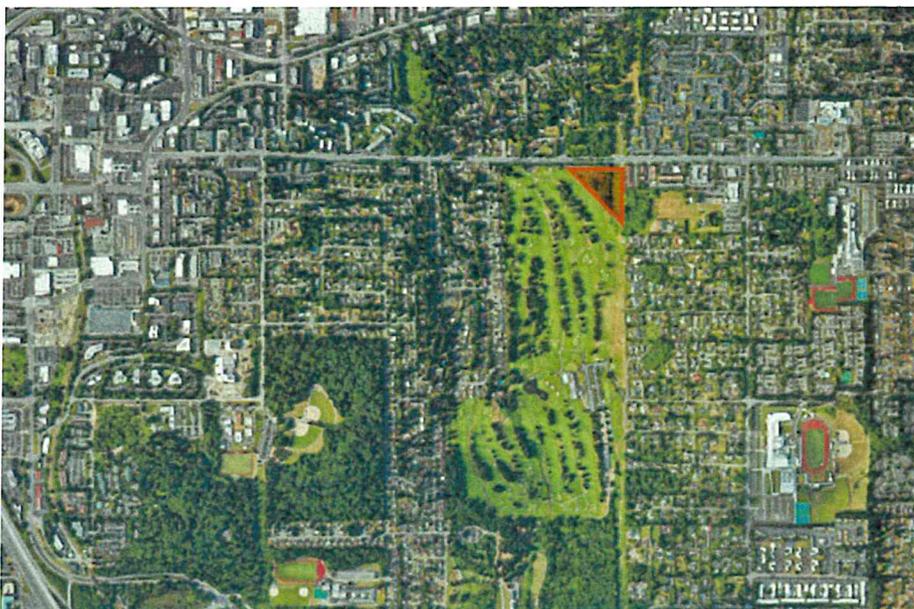
Bellevue Planning Commission  
Attn: Mr. Nicholas Matz  
450 110<sup>th</sup> Avenue NE  
Bellevue, WA 98004  
Email: [NMatz@bellevuewa.gov](mailto:NMatz@bellevuewa.gov)

RE: Glendale Country Club 2020 Annual Comprehensive Plan Amendment Final Review  
Decision Criteria

Dear Planning Commissioners:

Thank you for considering the Glendale Country Club's application for a Comprehensive Plan Amendment ("Application") to designate a 3.3-acre portion of the Club property located along NE 8<sup>th</sup> Street (the "Corner Property") in the very northeast of our Club to Multifamily Medium ("MF-M"). The Corner Parcel is less than 2.5% of the overall Glendale Country Club ("Club") acreage and, unlike the rest of our Club, is not and has not been put into a golf course use. The Application would support modest, infill housing on the NE 8<sup>th</sup> transit corridor, which in turn, helps the Club continue and enhance the golf course use as envisioned in the Wilburton/NE 8<sup>th</sup> Street Corridor Subarea Plan.

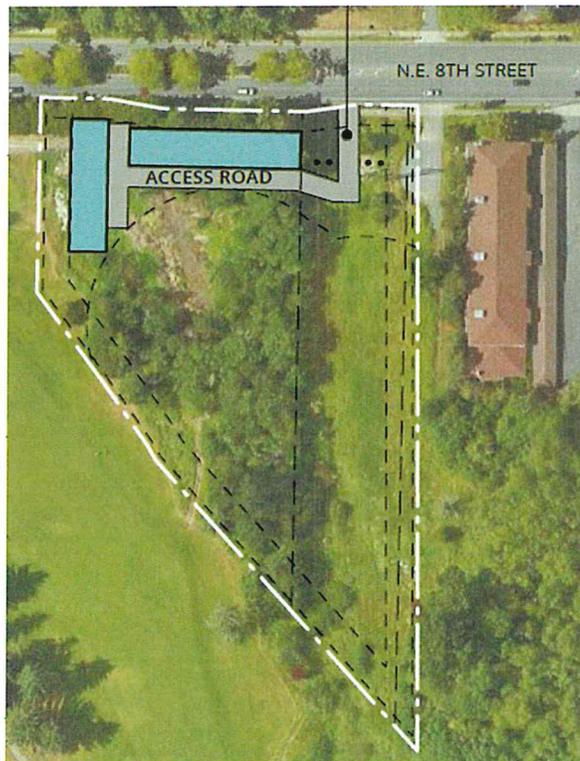
The Corner Property is highlighted below:



As further explained below, we believe the Application is a great opportunity for the City of Bellevue (“City”) to advance the Comprehensive Plan goals as they relate to both the Corner Property subject to the Application and the remaining 137.5 acres of Glendale Country Club. The decision now before the Commission is whether the Application is consistent with the Final Review Decision Criteria as provided in section 20.30I.150.B of the City of Bellevue (“City”) Land Use Code (“Code”). The Application meets all five of the criteria. We address each in turn following a brief description of the proposal.

**Our Proposal to Amend the Club’s Corner Property Designation from SF-L to MF-M.**

As you now know, our Application involves a relatively small, 3.3-acre property located in the northeast corner of our 137.5-acre foot golf course (the “Corner Property”). As shown in the image below, more than 60% of the Corner Property is critical area, which will be preserved, and the buildable portion of the Corner Property is adjacent to NE 8<sup>th</sup> Street, with a buffer to the east due to Puget Sound Energy power lines:



Although the Corner Property has never been studied in Comprehensive Plan updates separately from the rest of the overall Glendale Country Club, it is not suited for recreational golf course use due to the site constraints, including the topography, critical areas and easements. The Corner Property is, however, uniquely positioned to further the City’s overall vision for growth by at once addressing livability, environmental stewardship, and affordable housing goals of the Comprehensive Plan as further described below.

As one of the City’s largest recreational spaces; the Club is the steward of over 137.5 acres of privately-owned green space and trees. The Application would provide an opportunity for a housing

that is in character and style with the surrounding neighborhood. It would also allow the Club to reinvest in critical infrastructure such as stormwater drainage systems and maintenance upgrades so that it can continue to effectively maintain the Club property and continue the golf course use as envisioned in the Wilburton/NE 8th Street Corridor Subarea Plan Policy WI-34. We discuss the merits of the Application below.

**The Application Meets All Five Final Review Criteria of LUC 20.30I.150.**

The Corner Property is best suited for a MF-M land use designation given the vision, goals and policies of the Comprehensive Plan. It is an opportunity to offer modestly dense multifamily housing near transit along NE 8<sup>th</sup> Street, where the City and other governments have invested heavily in supporting transit-oriented housing. At the same time, the majority of the Corner Property is wetlands and must remain unaltered under the Land Use Code, presenting the continued benefit of protecting critical areas and their buffers. The Application meets the five criteria for Final Review under LUC 20.30I.150.B as described herein.

- 1. The proposed amendment is consistent with the Comprehensive Plan and other goals and policies of the City, the Countywide Planning Policies, the Growth Management Act, and other applicable law.**

The Corner Property is consistent with the City’s Comprehensive Plan goals and policies related to land use, housing, environment, recreation, and transportation as described herein.

*Consistent with Land Use and Housing Policies*

We provide detailed information in our Application about how it promotes the policies of the Land Use Element of the City’s Comprehensive Plan, including both livability and housing goals. We incorporate that analysis by reference. Among those goals, the Application furthers the following in particular:

- |                             |   |
|-----------------------------|---|
| <b><u>LAND USE GOAL</u></b> | To develop and maintain a land use pattern that protects natural systems and retains trees and open space; maintains and strengthens the vitality, quality, and character of Bellevue’s neighborhoods; and focuses development activity in Downtown and other commercial and residential centers. |
| <b>Policy LU-15</b>         | Provide, through land use regulation, the potential for a broad range of housing choices to meet the changing needs of the community.   |
| <b>Policy LU-16</b>         | Encourage adequate pedestrian connections with nearby neighborhood and transit facilities in all residential site development.  |
| <b>Policy LU-33</b>         | Preserve open space and key natural features through a variety of techniques, such as sensitive site planning.  |
| <b><u>HOUSING GOAL</u></b>  | To maintain the vitality and stability of single family, multifamily, and mixed-use neighborhoods, and promote a variety of housing opportunities to meet the needs of all members of the community.  |

**Policy HO-11**

Encourage housing opportunities in mixed residential/commercial settings throughout the city.

Given the unprecedented demand for housing in the City and the City's investment in NE 8<sup>th</sup> as a transit corridor, the Application would provide opportunities for a broader range of housing choices at a location that would be on the same block as a Metro Rapid Ride station. There are few remaining locations along NE 8<sup>th</sup> that could have this same type of impact on leveraging the City's transit investments and opportunities for modest, infill housing that connects to Downtown and beyond. In addition, we are confident that any site plan would respect the critical areas and leverage the visual amenities of the Club property to make for desirable, environmentally sensitive housing.

*Consistent with Livability and Environmental Goals*

The City's vision statements related to the first two items - the Land Use (citing livability policies) and Environmental (citing environmental stewardship policies) Elements of the Comprehensive Plan - are highlighted in the well-prepared staff report for the Glendale Application. We would note the Application (proposing MF-M land use designation) presents an opportunity to further both these policies.

First, the Application furthers livability goals by allowing for modest, infill housing along a transit line near both the open space provided by the critical areas and the golf course, and near transit. We address livability issues further below under the second criterion.

Second, the Application furthers environmental stewardship goals by preserving all critical areas and their buffers on the Corner Property and providing housing near transit and commercial centers to reduce single-family vehicle trips. This is consistent with the following policies in the Environmental Element of the Comprehensive Plan:

EN-5. Protect air, water, land, and energy resources consistent with Bellevue's role in the regional growth strategy.

EN-6. Establish an achievable citywide target and take corrective actions to reduce greenhouse gas emissions such as reducing energy consumption and vehicle emissions, and enhancing land use patterns to reduce vehicle dependency

EN-11. Support partnerships between the city and private landowners to steward private lands, streams, habitat and other natural resources for public benefit.

EN-12. Work toward a citywide tree canopy target of at least 40% canopy coverage that reflects our "City in a Park" character and maintain an action plan for meeting the target across multiple land use types including right-of-way, public lands, and residential and commercial uses. EN-13. Minimize the loss of tree canopy and natural areas due to transportation and infrastructure projects and mitigate for losses, where impacts are unavoidable.

While the Application does not propose development, any future development would be subject to the City's development standards. As you know, these standards include critical area protection, landscaping, and tree retention. The Club has contemplated a site plan that would comply with all applicable standards to ensure environmental protection and sustainability. In addition, the Application addresses Policy EN-6 of greenhouse gas emission reduction by providing additional transit-oriented, infill housing in the Wilburton neighborhood.

The Corner Property is the only portion of the Club that is not in golf course use. In fact, the Corner Property has never been in golf course use. The Wilburton/NE 8th Street Corridor Subarea Plan states “The City strongly encourages the continuation of the golf course use at the Glendale Golf Course.” Policy S-WI-34. Given changing conditions over time and the need for reinvestment in the property, the Application is part of larger strategy to give practical effect to that policy. By allowing for MF-M designation of the Corner Property, the Club is better positioned to ensure that the remaining 134.2 acres of the Club can successfully continue in golf course use for generations to come. The Application will support the City’s Land Use, Environmental, and Wilburton/NE 8th Street Corridor Subarea Plan goals and policies by supporting infill housing near transit, preserving the Club’s current open space, and providing additional opportunities for the Club to reinvest in the continuation of the golf course.

As a site-specific amendment, the Application is consistent with the Growth Management Act, particularly the Urban Growth, Economic Development, Property Rights, Environmental Protection, and Sprawl Reduction planning goals. The Application is also consistent with the King County Countywide Planning Policies, including Development Patterns (DP-2, DP-3) and Housing (H-12). We provided a detailed analysis in our Application, which is incorporated by reference.

**2. The Application addresses the interests and changed needs of the entire City as identified in its long-range planning and policy documents.**

With the recent economic growth and Amazon announcements, The City faces unprecedented housing demands among the other long-term planning challenges identified in the multiple Elements of the Comprehensive Plan, such as livability and sustainability. The Application positively addresses the City’s housing, livability, and sustainability goals.

*Providing a Variety of Housing Options*

First, the housing pipeline in Bellevue is challenged, leading to an accelerated affordability crisis. If approved, the Application could support modest, infill housing along a key transit corridor. The Corner Property is on the same block as a Metro Rapid Ride stop, which means that the addition of housing would allow Bellevue residents to commute to work in Downtown Bellevue and beyond. Without the Application, the Corner Property will remain underutilized because it is not viable to put it into golf course use. Accordingly, the Corner Property’s current land use designation – which has not been addressed or substantively reviewed in decades – does not support the City’s goals to provide a variety of housing. The Application does.

*Addressing Livability Needs*

The Glendale County Club is identified as one of the most significant open spaces in the Parks and Open Space System Map; greatly contributing to the City’s Vision of a “City in a Park.” Yet, the Club is private property. It is one of the only – and certainly one of the largest – private properties identified in the City’s Open Space System. The Club is proud to be recognized as such a visual amenity for all Bellevue residents; however, the City does not fund maintenance and operations of the Club like other public parks in the Open Space System. If approved, the Application would allow for the continued investment in the golf course use on over 134 acres of Glendale Country

Club. This will ensure that the Club can continue to be a visual amenity to Bellevue residents for the next generation.

*Reducing Private Vehicle Trips and Greenhouse Gases*

Given the City’s planning policy to reduce single occupancy vehicle trips reflected in the Environmental, Land Use, and Transportation Element Goals, a MF-M designation is the most appropriate designation for this property adjacent to NE 8<sup>th</sup> Street. NE 8<sup>th</sup> Street is a Major Arterial connecting east Bellevue to Downtown. Comprehensive Plan Transportation Element, page 174. The surrounding portions of the NE 8<sup>th</sup> Street corridor to the east include a number of multifamily and commercial uses that serve the transit-oriented nature of the corridor. This is a reflection of the City and regional investments in multimodal transportation, including the Rapid Ride line that stops nearly in front of the area proposed for multifamily designation under the Application.



Image from Map TR-3. Arterial Functional Classifications – Existing and Planned Arterials, Comprehensive Plan Transportation Element, page 174 (pink indicating Major Arterials, blue indicating Minor Arterials).

The Wilburton area is likely to continue to change given its strategic location between Downtown and BelRed and its proximity to the key roads and transit corridors and connections. The Application will allow and support opportunities for moderate residential density which responds to the transit-oriented development goals along the eastern section of the NE 8th Street corridor. Encouragement of transit-oriented development will have City-wide benefits as Bellevue works to reduce private vehicle trips throughout the City and especially Downtown.

**3. The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended.**

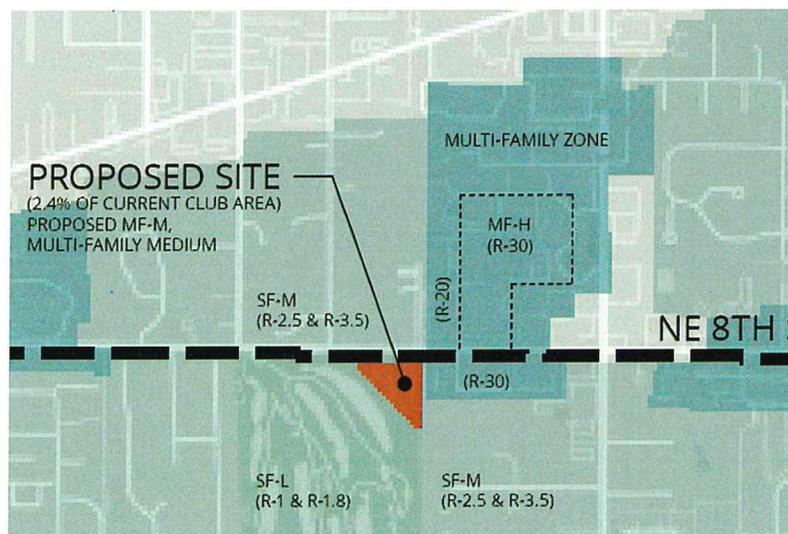
Since the Commission considered the “significantly changed conditions” criterion during Threshold Review and it is addressed at length in our Application materials, we do not belabor that same

analysis here. Our prior analysis is incorporated by reference. While the Wilburton neighborhood around the Property has continued to develop with a mix of uses – especially medium density residential and other housing – there has not been an opportunity to align the Corner Property’s land use designation with the surrounding area for over 25 years.

There is no “open space” designation in the Comprehensive Plan so the Corner Property is designated, like the Club, Single-Family Low (“SF-L”). However, since that time, the NE 8<sup>th</sup> corridor has since seen significant regional investments in transit and corresponding multifamily development along NE 8<sup>th</sup> Street not contemplated by the Wilburton/ NE 8<sup>th</sup> Street Corridor Subarea Plan. A low-density residential land use designation adjacent to a Rapid Ride station that has not garnered consideration for over 25 years is a significant condition, especially when viewed in context of the City’s long-range land use and transportation goals for the NE 8<sup>th</sup> Street corridor. The Corner Property has never been acutely considered for other compatible uses in the planning process, but the Application presents that opportunity given the significantly changed conditions. It has been over 25 years since the City last revisited the land use designation for the Corner Property. Since then, the City and other governments have invested billions in bus rapid transit along NE 8<sup>th</sup> that connects to regional light rail that will connect the Corner Property to Downtown and beyond. These investments are significantly changed conditions that support the approval of the Application.

**4. If a site-specific proposed amendment, the subject property is suitable for development in general conformance with adjacent land use and the surrounding development patterns, and with zoning standards under the potential zoning classifications.**

The surrounding portions of the NE 8<sup>th</sup> Street corridor to the east of the Corner Property include a number of multifamily and commercial land uses that serve the transit-oriented nature of the corridor. If approved, a MF-M designation would allow for future R-15 and R-20 zoning, consistent with adjacent multifamily zones to the east and northeast. Since the properties directly adjacent to the east of the Club are zoned R-30, the proposed MF-M designation provides a graceful transition between the Club and higher density multifamily zones to the east and northeast.



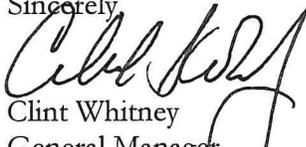
**5. The proposed amendment demonstrates a public benefit and enhances the public health, safety, and welfare of the City.**

We have described above how the Application achieves multiple policy goals related to housing, recreation, open space, and the environment. The Glendale Country Club provides significant trees, green space, recreational opportunity, and visual amenity to the City of Bellevue. The Application is consistent with the City's vision for sustainable and equitable urban development.

The Club is a longstanding Bellevue institution that is active in the Wilburton community. To be clear, the Club expects to remain an important part of the Bellevue community and landscape for many generations to come. The Club is a not-for-profit entity; the Application will allow us to reinvest in needed upgrades to infrastructure and other critical systems required to continue the use of the Club as "golf course" for the next generation as contemplated in Wilburton/NE 8th Street Corridor Subarea Plan Policy 34. We hope you will support our Application to further the City's Comprehensive Plan Goals.

Please do not hesitate to contact us with any questions you may have about the Application.

Sincerely,



Clint Whitney  
General Manager  
Glendale Country Club

**From:** [Natalie Quick](#)  
**To:** [EBCC](#); [Johnson, Thara](#); [Matz, Nicholas](#); [Roberts, Karin](#)  
**Cc:** [Jessica Roe](#); [Ian Morrison](#); [Brenda Barnes](#)  
**Subject:** Glendale Country Club Presentation for EBCC Meeting Tonight  
**Date:** Tuesday, October 06, 2020 10:06:55  
**Attachments:** [201006\\_19-85\\_Comp Plan Meeting Slides.pdf](#)

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Dear Councilmembers, Nicholas, Karin and Thara:

Per direction from Nicholas, attached is the presentation our team will use during tonight's EBCC meeting to review our Comprehensive Plan Amendment proposal with you.

Signed up to speak are:

- Clint Whitney, Glendale Country Club General Manager
- Brenda Barnes, ClarkBarnes (project architect)
- Ian Morrison, land use attorney

Sounds like Nicholas has offered to run the slides for us during this part of the meeting (thank you!). Look forward to talking soon -

Best,  
Natalie

--



**Natalie Quick | President & CEO**  
Natalie Quick Consulting  
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# PROUD TO BE PART OF THE NEIGHBORHOOD – NOW AND FOR YEARS TO COME

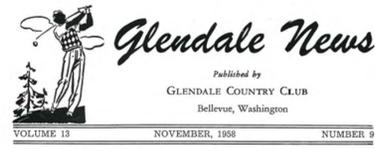
The Glendale Country Club rests on a large, **five million square foot** parcel, which has served the neighborhood and greater Eastside community as a club and community hub for more than 60 years.

We see ourselves as stewards of this long-standing use and plan to continue to do all we can to operate and maintain the facility effectively, ensuring it will be privately held as a golf course and community meeting place for the foreseeable future.

# REINVESTING IN ENVIRONMENTAL STEWARDSHIP AND SUSTAINABILITY

With this in mind, we are always evaluating how to ensure the club continues to reflect a changing sport and our members' evolving needs.

The longevity of a golf course requires reinvestment in infrastructure and maintenance of our fairways, trees, and facilities. The club will not profit, but would remain sustainable as a result of the ability to reinvest.



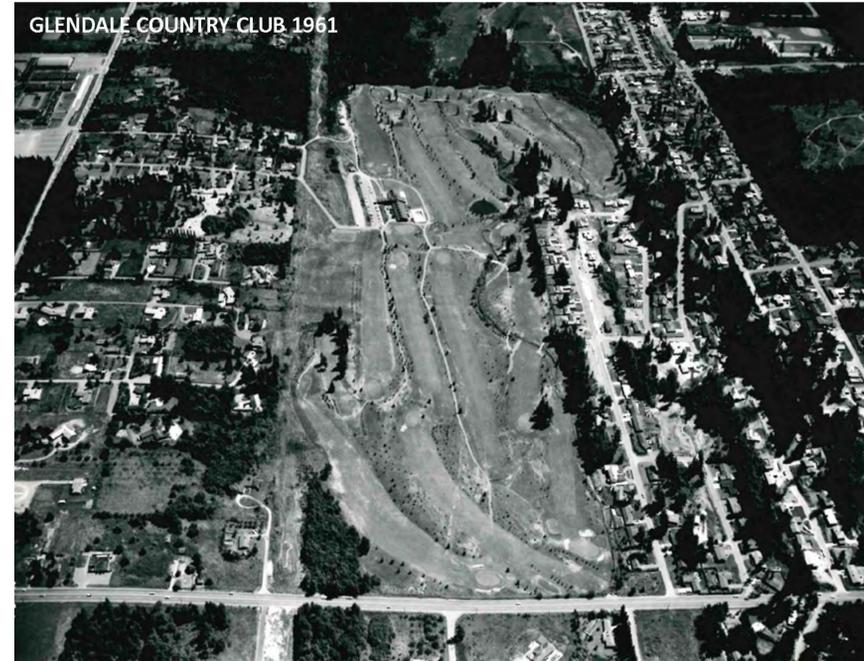
### WORK ON THE NEW CLUB HOUSE BEGINS



—Photo by Marvin Tipp  
With golden shovels, four charter members of Glendale turn the earth. From left to right: Sol Spring, Joe Beranbaum, Joe Gotstein and Joe Newberger.

Even the sun broke through, despite a rainy morning, to make the groundbreaking ceremony for Glendale's new clubhouse and swimming pool a happy occasion. A good turnout applauded as four charter members (above) turned the traditional spadefuls of dirt to officially mark the occasion and watched Rhina Leavitt, wife of the president, break a bottle of champagne over the prow of a bulldozer.

Morris Alhadeff was master of ceremonies. He introduced Kenneth Cole, mayor of Bellevue; Ray Hanford, president of the Bellevue Chamber of Commerce; Don Narodick, chairman of the building committee of Glendale; Paul Kirke, the architect, together with architects Dave McKinley and Don Wallace; Art Hainsworth, the contractor; Herb Schoenfeld, who sponsored the original drive for the Bellevue plan; Rabbi Raphael Levine, who invoked divine guidance on the undertaking; President Job Leavitt; Joe Newberger, the oldest living Past President of Glendale; and Al Smith, builder of the new course.



GLENDALE COUNTRY CLUB, 1961



# ABOUT US

## WHAT WE'RE PROPOSING AND WHY

There is a small northeast parcel owned by Glendale Country Club that extends significantly beyond the nearest fairway.

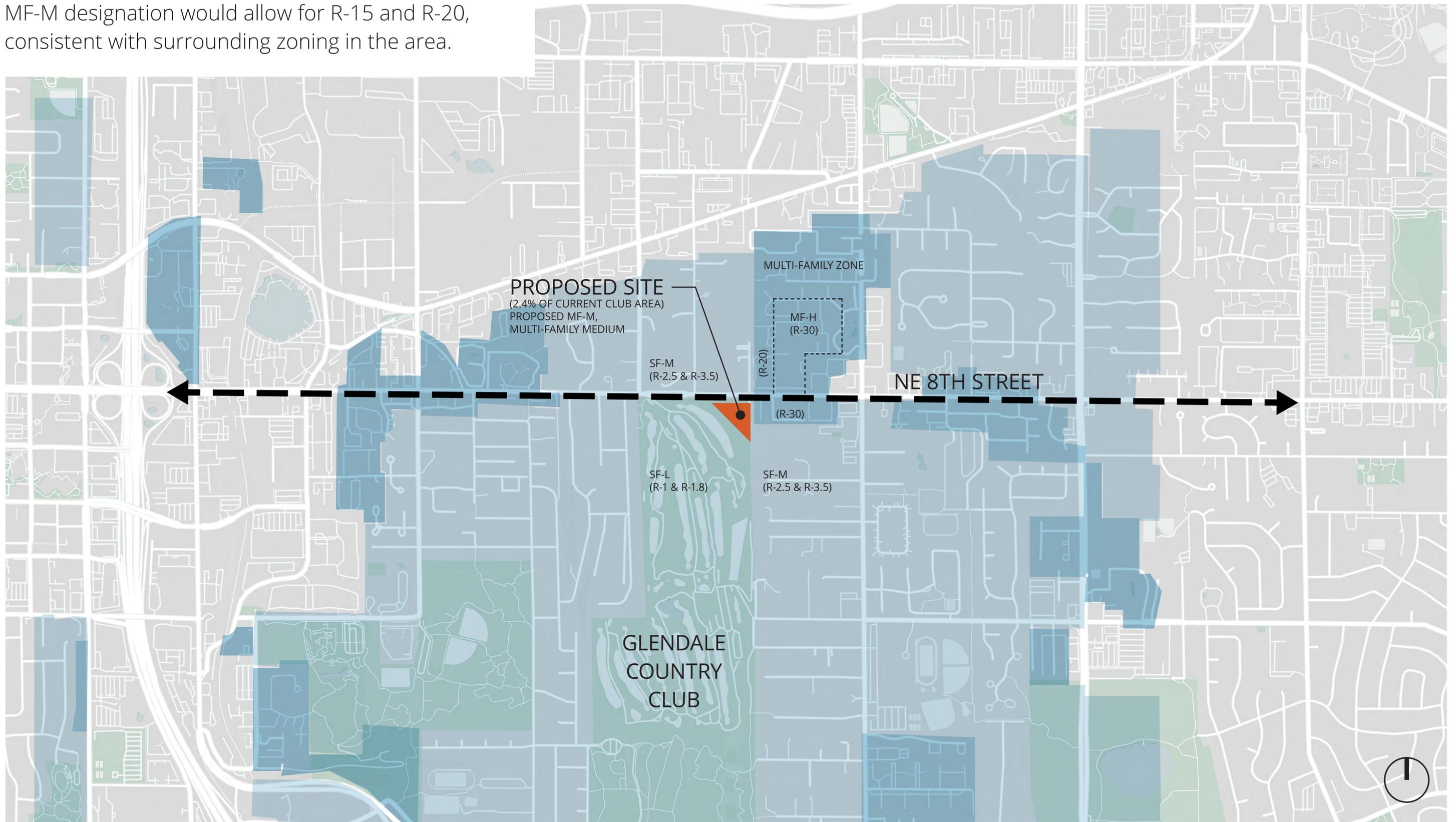
A change to the City of Bellevue Comprehensive Plan designation for this small property and subsequent change in zoning would eventually allow for modest residential development along NE 8th Street.

We are very mindful of our neighbors in the area. The designation that would only allow for development of a similar scale to nearby properties. All wetlands will be preserved on the site.



## PROPOSED SITE LOCATION

MF-M designation would allow for R-15 and R-20, consistent with surrounding zoning in the area.



 MULTI-FAMILY ZONE       SINGLE FAMILY ZONE

# VICINITY ZONING MAP

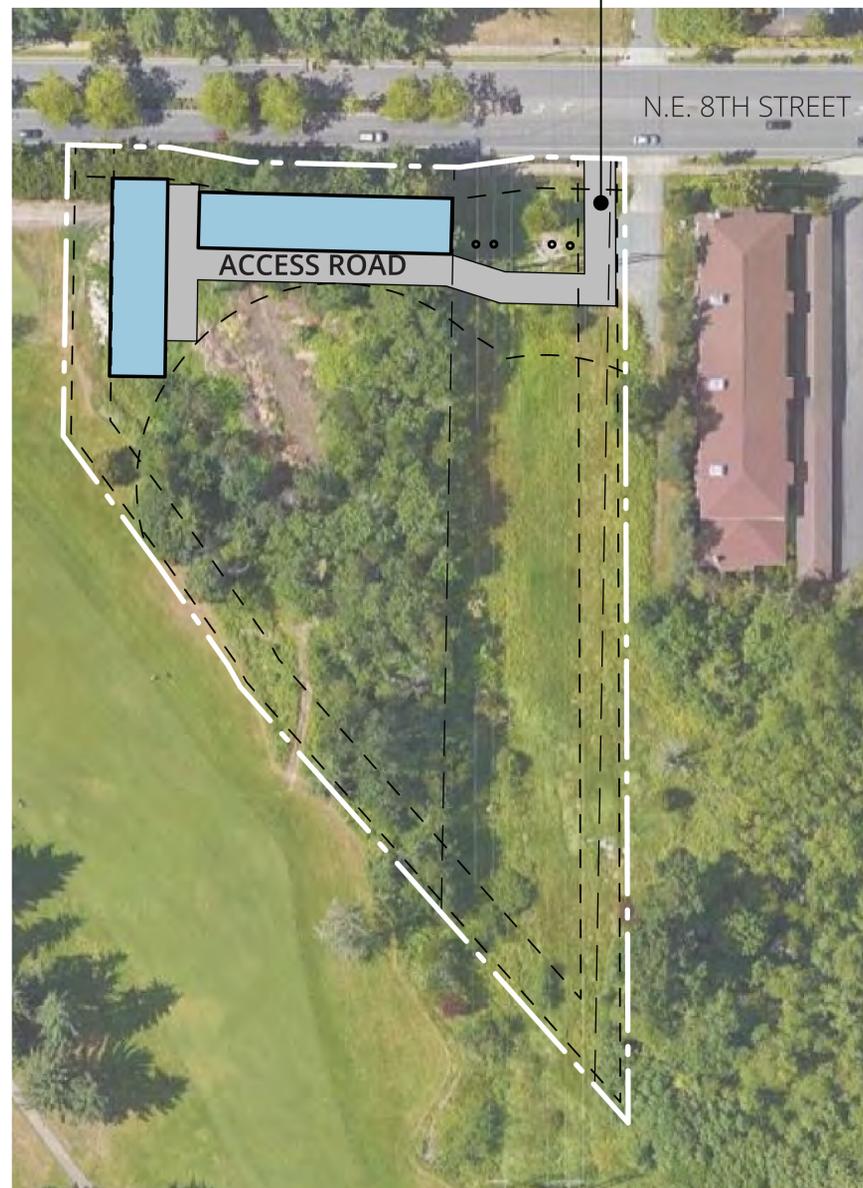
## AN OPPORTUNITY FOR LOW-DENSITY HOUSING; PRESERVING WETLANDS AND OPEN SPACE

These processes will take a year or two to complete and if the property were eventually developed, the maximum number of multifamily units allowed on the parcel would be about 30 (we will likely pursue a plan that is less units than this).

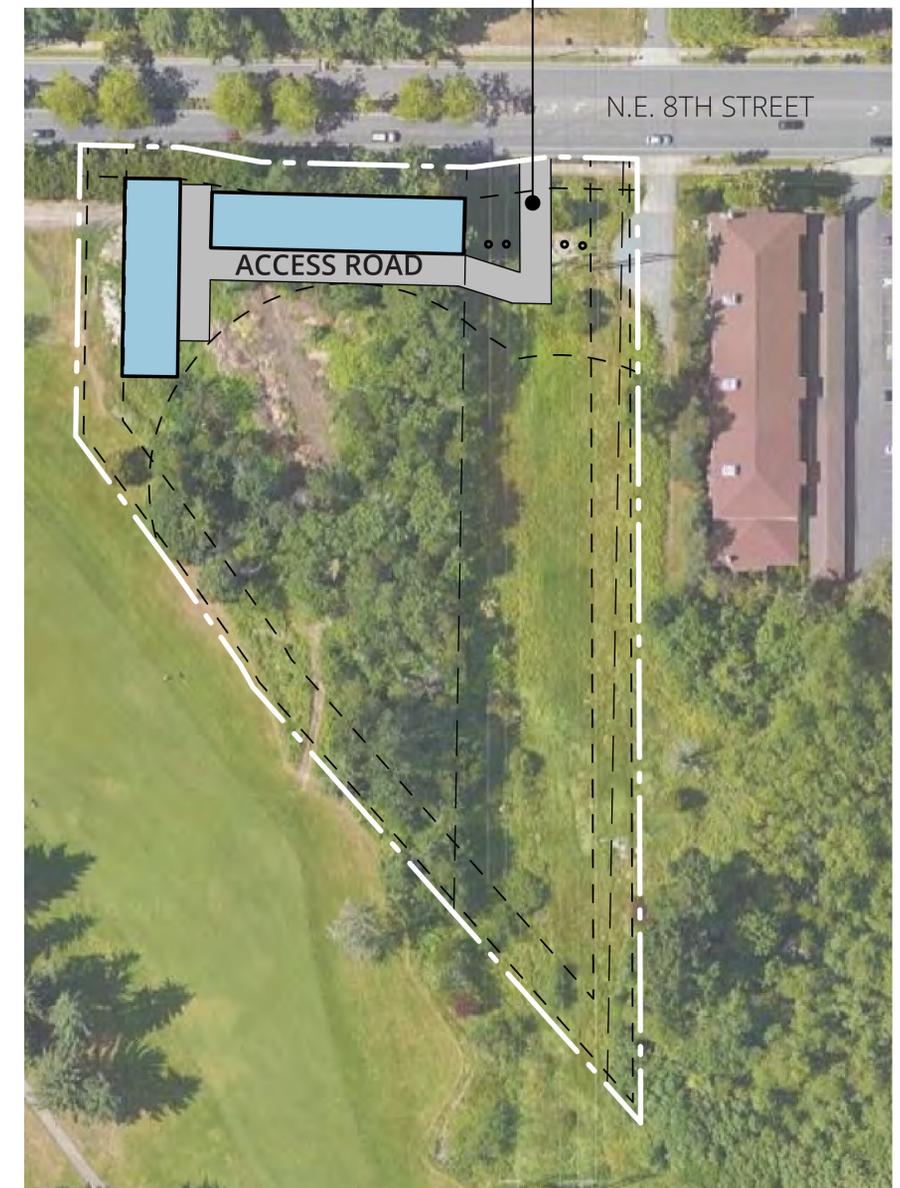
**The majority of the land would be maintained as wetlands and open space.** While no concrete plans exist, a possible overlay scheme shown below.

**WHAT WE HEARD**  
We heard concern from neighborsthatthenewentrance was too close to the current curb cut and would result in conflicts with their ability to enter and exit their property from N.E. 8th Street.

**HOW WE RESPONDED**  
The access site access from N.E. 8th Street has been relocated approximately 50' west of the previous entry point. This will allow separation between the entrances of the adjacent property and this new parcel.



PREVIOUS DESIGN (02.25.20 OUTREACH MEETING)



CURRENT DESIGN

# POSSIBLE DEVELOPMENT OVERLAY