



Comprehensive Plan Amendment

Application Date 1/29/2020

Application Name Glendale Country Club NE Corner Comprehensive Plan Amendment

Applicant Name Glendale Golf and Country Club

Applicant Address 13440 Main Street, Bellevue, WA 98005

Applicant Phone 425-746-7944 email gm@glendalecc.com

Agent Contact Brenda Barnes at CLARK | BARNES

Agent Contact Address 1401 W Garfield Street, Seattle, WA 98119

Agent Contact Phone 206-259-2601 email bbarnes@clarkbarnes.com

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	<u>13440 Main Street</u>
Proposed amendment to change the map designation from existing	<u>Single Family Low Density</u>
to proposed	<u>Multifamily Medium Density</u>
Site area (in acres or square feet)	<u>145,733 Square feet</u>
Subarea name	<u>Wilburton</u>
Last date the Comprehensive Plan designation was considered	<u>1993</u>
Current land use district (zoning)	<u>R-1</u>
Go to Block 3	Community Council: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> East Bellevue

Block 2

Proposed amendment language. This can be either conceptual or specific amendatory language. Please be as specific as possible so that your proposal can be adequately evaluated. Specific wording changes proposed, should be shown in ~~strike-out~~/underline format. Submit additional pages as PDF.

See Attached

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

Last date the Comprehensive Plan policy or text was considered _____

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. Include any data, research or reasoning that supports the proposed amendment. Submit additional pages as PDF.

See Attachment.

Go to [Block 4](#)

Block 4

Evaluating the proposed amendment. Explain how the proposed amendment is consistent with the Threshold Review Decision Criteria in LUC Section 20.30I.140 (refer to Comprehensive Plan Amendment and Procedures Guide). Submit additional pages as PDF.

See Attachement

I have read the Comprehensive Plan Amendment and Procedures Guide.

I have contacted Community Development staff and have received an intake application letter (required before site-specific plan amendment application submittal; attach a copy of the letter to the application form when uploading documents).

Notice of Completeness: Your application is considered complete 29 days after submittal, unless otherwise notified.

Signature of applicant  Date 1/29/2020

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  Date 1/29/2020
Owner or Owner's Agent

January 29, 2020

City of Bellevue
Attn: Development Services
450 110th Ave NE
Bellevue, WA 98004

RE: Bellevue Comprehensive Plan Amendment Application

1. The Site

The Glendale Country Club is located at 13440 Main Street in Bellevue, WA. The portion of the property proposed for a Comprehensive Plan Amendment ("CPA") is located at the northeast corner of the property and is 145,733 square feet (referred to herein as the "Property"). See Exhibit A. Glendale Country Club is a long-time pillar of the Bellevue community and intends to continue to serve its members and the broader Bellevue community for the next generation. The proposed Comprehensive Plan Amendment and rezone (collectively, the "Application") assumes a Boundary Line Adjustment shown in the survey prepared by Goldsmith Land Development services, dated January 15, 2020, which identifies the Property as "Lot B." See Exhibit A. The remaining 4,953,630 square feet of the Glendale Country Club is not a part of the proposed CPA and will continue as a private golf club. The purpose of the Application is to better align the land use designation for a small section of Glendale Country Club with the City's vision for a vibrant, transit-oriented NE 8th Street corridor. The Property is not critical to the Club's daily operations. The Property is encumbered by critical areas on the western side abutting the Club fairway and by utility lines to the east which means the area is not suitable for golf course use; however, if approved, the Application could potentially yield up to 32 new homes along a key transit corridor.

2. 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. Include any data, research or reasoning that supports the proposed amendment.

The Glendale Country Club (including the Property) is currently zoned Single-Family Residential Estate District with an R-1 Designation (SF R-1) and designated Single Family - Low Density on the Comprehensive Plan. The Property is adjacent to Single Family R-2.5, and Multifamily R-20 and R-30 zoned properties, with a corresponding Multifamily Medium Density (MF-M) Comprehensive Plan designation.

The Application is to change the Comprehensive Plan designation of the Property to MF-M and subsequently rezone the property to Multifamily R-10. The Glendale Country Club is located on one large parcel which has been used as club and community hub for over 70 years. It is shown accordingly in the Comprehensive Plan, Land Use Element Map LU-3 as a Community Gathering Place and country club. The parcel is 5,099,363 square feet. All of the land within the parcel has always been designated in past planning process according to the golf course use and has never been considered for other uses. However, the northeast 145,733 square feet of the property extends significantly beyond the nearest

fairway and is not critical for any club related purpose. Given the growth of the N.E. 8th Street corridor as a transit hub, the Property has become ideal for multifamily development. Also, the economic viability of the golf course has evolved over time and requires a different approach than in years past to ensure the golf course can remain and continue to serve the community. The conversion of non-golf related club lands to support and enhance the club's fiscal position and ability to thrive as a golf club and community asset for the Wilburton area over the long term, while respecting the adjacent uses, is a part of that new approach.

3. City of Bellevue's Comprehensive Plan

The proposed amendment is consistent with the City of Bellevue's Comprehensive Plan as follows;

LAND USE GOAL 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.

Policy LU-6 Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage.

Policy LU-15 Provide, through land use regulation, the potential for a broad range of housing choices to meet the changing needs of the community.

Policy LU-16 Encourage adequate pedestrian connections with nearby neighborhood and transit facilities in all residential site development.

Policy LU-33 Preserve open space and key natural features through a variety of techniques, such as sensitive site planning.

RESPONSE A major objective of the Land Use element of the Comprehensive Plan is to maintain the vitality, quality, and character of Bellevue's single and multifamily residential neighborhoods while recognizing the neighborhoods will *continue to adapt while maintaining their character*. The site is located within the Wilburton neighborhood which is identified as an area of opportunity for future growth. The Application will create additional housing opportunities along N.E. 8th Street. N.E. 8th Street is a mix of residential and commercial uses that are served by a range of transportation opportunities. (See attached Exhibits B & C for location of site and adjacent land use zones.) The site is located on an arterial street that has a Rapid Ride bus stop (B line) and a shared shoulder bike lane. The proposed amendment and rezone will be in character with the existing development pattern of the Wilburton neighborhood along N.E. 8th Street. In addition, the rezone will preserve open space and key natural features as well as the continued use of the Country Club as a golf course. See attached Exhibit A, which identifies wetlands and delineates the required buffers and easements.

NEIGHBORHOOD GOAL

To maintain and enhance the high quality of life in Bellevue's distinctive neighborhoods.

Policy N-12

Periodically assess and update neighborhood area plans and adapt plans to changing conditions.

RESPONSE

The Application will adapt to the changing conditions along N.E. 8th Street. The Wilburton area is anticipated to continue to change significantly given its strategic location between Downtown and BelRed and its proximity to the freeway and light rail. The Application will allow moderate to low density residential housing which adds vitality to N.E. 8th Street corridor and provides for opportunities for infill development along a transit corridor. This will help further align the City's land use policies and plans with the vision to direct growth and investment along key transit corridors such as N.E. 8th Street.

HOUSING GOAL

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.

RESPONSE

The Application will create additional housing opportunities along N.E. 8th Street, which is a mixed residential/commercial zone. The additional housing will contribute to the Comprehensive Plan's anticipated 15,800 housing units needed by 2035. It is particularly important to provide housing along transit corridors to allow for transit-oriented communities.

WILBURTON

The overview of the Wilburton Neighborhood Subarea notes that multifamily development is mostly confined to the N.E. 8th Street corridor.

Policy S-WI-34

Parks, Recreation and Open Space. The City strongly encourages the continuation of the golf course use at the Glendale Golf Course.

RESPONSE

The Application would be consistent with the Neighborhood Development pattern of multifamily along N.E. 8th Street and converting a small, underutilized portion of non-golf related club lands to support and enhance the club's fiscal position and ability to thrive as a golf club for the next generation. It is consistent with the policy of continuation of the golf course use at the Glendale Country Club.

3. Block 4 Evaluating the proposed amendment. Explain how the proposed amendment is consistent with the Threshold Review Decision Criteria in LUC Section 20.301.140

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

The Glendale Country Club is currently zoned Single-Family Residential Estate District with an R-1 Designation (SF R-1) and designated Single Family – Low Density on the Comprehensive Plan. The Glendale Country Club property is 137.5 acres or 5,989,729 square feet. The northeast corner of property that is proposed for this Application is 3.35 acres or 143,733 square feet. The Property has been largely overlooked in the planning process historically because it was considered part of the golf club use, but is appropriate for low to medium residential development given that it is unnecessary for golf club purposes, and given the increased emphasis on N.E. 8th Street as a transit corridor. Use of the property for multifamily development requires an amendment of the Comprehensive Plan to change the land use designation to MF-M, prior to a rezone. Thus, this application is appropriately addressed through the Comprehensive Plan Amendment process.

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

No application for a Comprehensive Plan Amendment has previously been submitted for the Property.

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

We are not aware of any other current comprehensive planning process which addresses this Property. The boundaries of the Wilburton Citizens Advisory Committee planning process do not extend this far east.

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

As previously stated, the northeast corner of property that is proposed for a CPA and rezone is 3.35 acres (or 143,733 square feet) and is unnecessary for club purposes. The proposed area represents only 2.4% of the total golf club property and can be reasonably reviewed within the timeframe for annual comprehensive plan amendments.

E. The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. See LUC 20.50.046 for the definition of "Significantly Changed Conditions"; and

Since at least the 1993 update to the Comprehensive Plan and Wilburton Subarea Plan, the Glendale Golf Course has been designated in its entirety as the lowest possible single-family density (SF-L). The purpose of the corresponding Single-Family Residential Estate Districts is defined in the Land Use Code as follows:

Single-Family Residential Estate Districts provide for a low-density residential environment (1 and 1.8 dwellings per acre) which may serve to protect steep slopes or unstable land from overdevelopment and may include agricultural uses and activities compatible with low residential density.

In contrast, the most recent update of the Wilburton Subarea Plan emphasized the significant transit investments and corresponding transit-oriented multifamily development to be focused on N.E. 8th Street.

The Plans & Initiatives for the Wilburton Subarea generally state;

"In coming years, the Wilburton area will witness the arrival of several major infrastructure improvements. The Eastrail will open to bicyclists and pedestrians, creating a separate-from-traffic bike and pedestrian connection from Woodinville to Renton. In 2023, East Link, the region's second light rail line, will open to its first riders, providing frequent and reliable service from Wilburton to Seattle's Capitol Hill in just 29 minutes. In order to take better advantage of these investments, the City of Bellevue is considering planning and land use code updates in the Wilburton area to improve amenities, incentivize transit- and trail-oriented development, and establish a unique identity for the area."

Based on our review of the legislative history of prior planning processes, the entirety of the golf course property has been designated the lowest density due to its historic and planned future use as a golf course. This broad-brush approach is no longer the applicable lens to review this small underutilized section of the Glendale Country Club. Since the last time the City addressed the Glendale Country Club property, the King County Rapid Ride Line "B" has been developed with stops directly adjacent to the proposal area. This greatly enhances the transit connectivity of the Property. The Application addresses significantly changed conditions because the City's planning process has yet to include a serious evaluation of how the Property could further the City's land use goals based on the (inaccurate) assumption that the entirety of the Glendale Country Club – including non-golf related areas – are to remain in golf course use in perpetuity. These long-range planning assumptions, however well intended, were incorrect. The Application responds to significantly changes conditions in two major ways.

First, the proposed amendment addresses significantly changed conditions along N.E. 8th Street which are seeing its conversion into a major transit corridor serving multifamily and transit-oriented development.

The Wilburton Subarea Plan's Goals address N.E. 8th Street near I-405 and Auto Row but does not address its emergence as a major transit corridor serving multifamily homes east of those areas. The plan also did not anticipate MetroKC Rapid Ride routes and shared bike lanes along N.E. 8th Street, including two Rapid Ride stations within a block of the Property. The Application, if approved, will respond to these unanticipated changing conditions along N.E. 8th Street. The surrounding portions of the N.E. 8th 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. While the Wilburton neighborhood around the Property has continued to develop with a mix of uses – especially medium density residential – there has not been an opportunity

to align the Property's land use designation with the surrounding area for over 25 years. 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 N.E. 8th Street corridor. The Wilburton area is likely to continue to change given its strategic location between Downtown and BelRed and its proximity to the freeway and light rail. 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 N.E. 8th Street corridor.

Second, the Comprehensive Plan prioritizes the preservation of the Glendale Golf course but has yet to consider the Property along N.E. 8th Street for other uses in furtherance of the Plan's goals. The 2015 Comprehensive Plan Wilburton Subarea Plan Policy S-WI-34 Parks, Recreation and Open Space states:

The City strongly encourages the continuation of the golf course use at the Glendale Golf Course.

However, the Property proposed for redesignation is unnecessary for golf or other club related purposes. The Application, if approved, may convert under-utilized and non-golf related lands to both address changed conditions in the area due to the N.E. 8th Street corridor, while also supporting the on-going viability of the club, so that the golf course use may continue and thrive for future generations. For over 25 years, the Property, which has never been acutely considered for other compatible uses in the planning process, should be considered now given the 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; and

N/A.

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, other state or federal law, and the Washington Administrative Code; or

As a site-specific amendment, the Proposal is consistent with the Growth Management Act, particularly the Urban Growth, Economic Development, Property Rights, Environmental Protection, and Sprawl Reduction planning goals.

The proposed amendment is also consistent with the King County Countywide Planning Policies, including Development Patterns (DP-2, DP-3) and Housing (H-12).

H. State law requires, or a decision of a court or administrative agency has directed such a change. (Ord. 5650, 1-3-06, § 2)

N/A.

Respectfully,

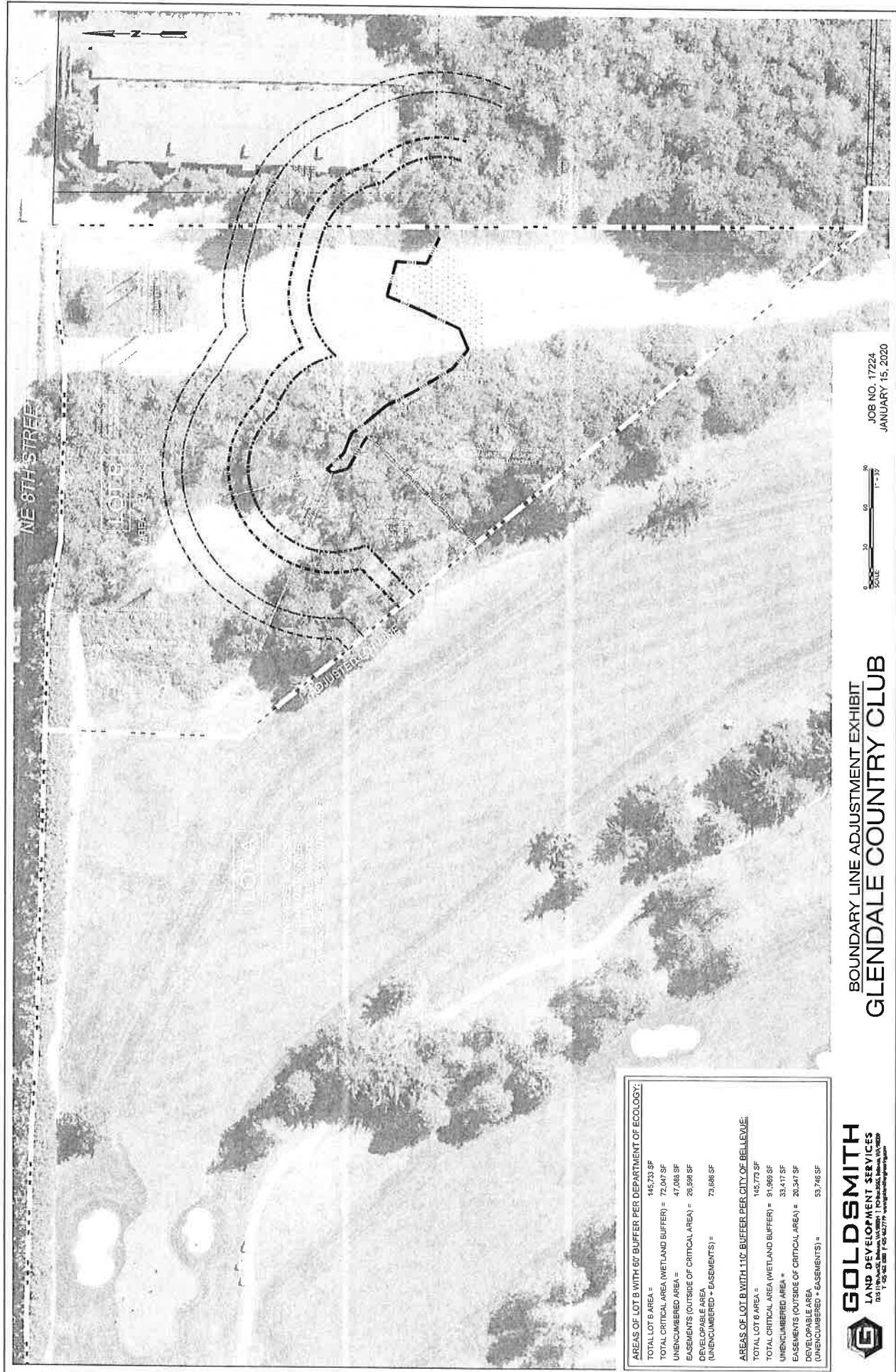
Brenda K. Barnes

Brenda K Barnes, Partner
CLARK | BARNES

January 29, 2020

CLARK | BARNES

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JOB NO. 17224
 JANUARY 15, 2020

**BOUNDARY LINE ADJUSTMENT EXHIBIT
 GLENDALE COUNTRY CLUB**

AREAS OF LOT B WITH 60' BUFFER PER DEPARTMENT OF ECOLOGY:	
TOTAL LOT B AREA =	145,733 SF
TOTAL CRITICAL AREA (WETLAND BUFFER) =	72,047 SF
UNENCUMBERED AREA =	47,008 SF
EASEMENTS (OUTSIDE OF CRITICAL AREA) =	26,998 SF
DEVELOPABLE AREA (UNENCUMBERED + EASEMENTS) =	73,886 SF
AREAS OF LOT B WITH 110' BUFFER PER CITY OF BELLEVUE:	
TOTAL LOT B AREA =	145,733 SF
TOTAL CRITICAL AREA (WETLAND BUFFER) =	91,869 SF
UNENCUMBERED AREA =	33,417 SF
EASEMENTS (OUTSIDE OF CRITICAL AREA) =	20,347 SF
DEVELOPABLE AREA (UNENCUMBERED + EASEMENTS) =	53,764 SF

GOLDSMITH
 LAND DEVELOPMENT SERVICES
 103 119th Avenue, Bellevue, WA 98004 | P: 206-252-8200, Bellevue, WA 98004
 T: 206-461-2881 F: 206-842-7779 www.goldsmithland.com

EXHIBIT A

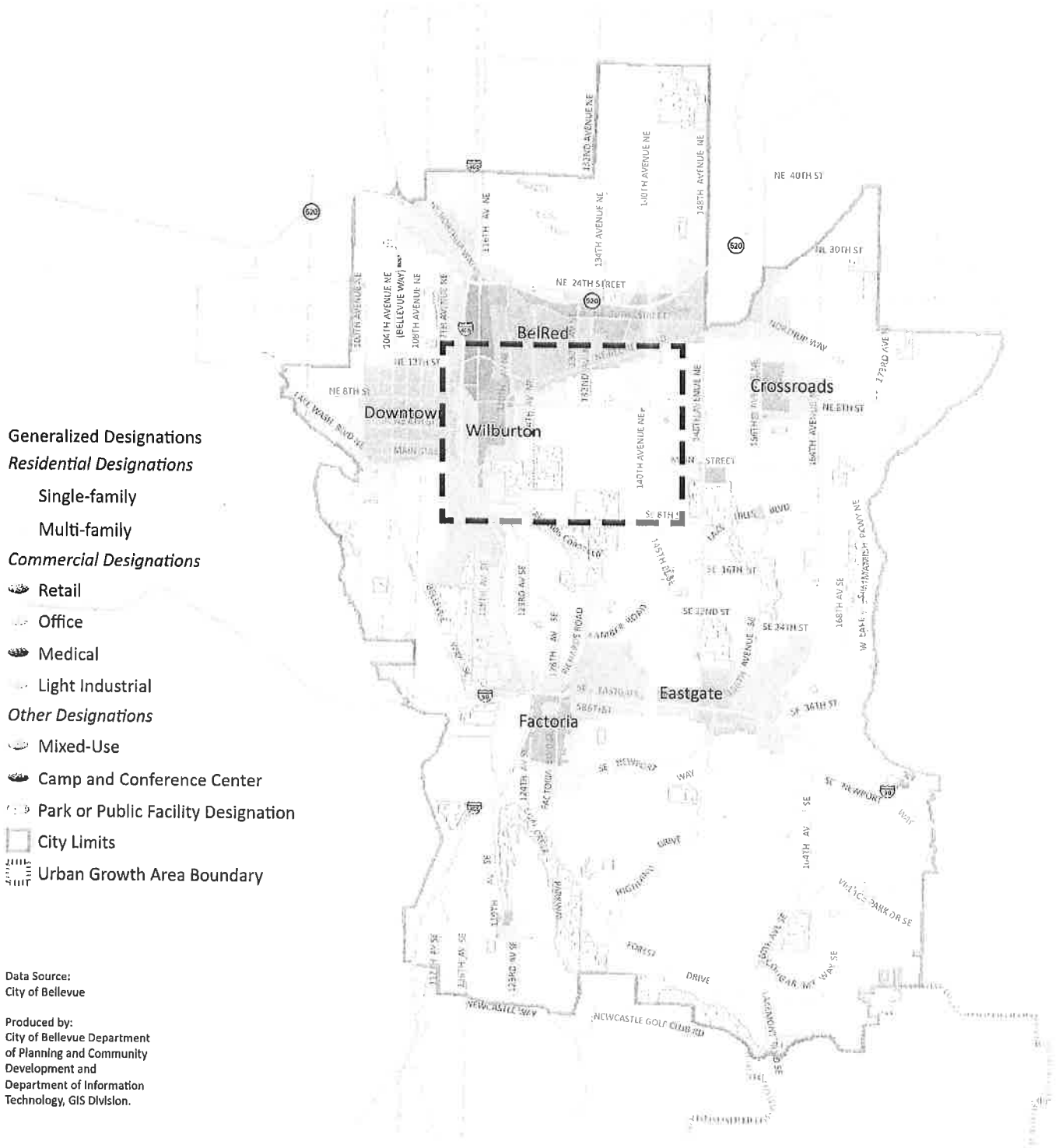
PROPOSED SITE
143,733 sf
3.35 acres

GLENDALE COUNTRY CLUB SITE
5,989,729 SF
137.5 acres

**PROPOSED SITE IS
2.4% OF CURRENT
COUNTRY CLUB SITE**



EXHIBIT B





City of Bellevue

January 9, 2020

Brenda K. Barnes, Partner
Clark | Barnes
1401 W. Garfield Street
Seattle, WA 98119

SUBJECT: Intake Application letter for proposed 2020 Comprehensive Plan Amendment application, Glendale Golf Course, 13440 Main Street

Ms. Barnes:

This is the intake application letter you must submit with your application materials to separately apply for a proposed site-specific comprehensive plan amendment.

An "intake application" letter from Community Development staff is required before a site-specific plan amendment application will be accepted (a non-site-specific, or policy amendment, does not require the letter.) Please contact Community Development staff to have a discussion regarding a proposed site-specific plan amendment. This discussion--by phone, email, or in-person--will result in the "intake application" letter necessary to separately apply for the site-specific plan amendment application.

This discussion was held on January 2, 2020. You've indicated intent to apply for up to a proposed Multifamily-Low (R-10) Comprehensive Plan designation for roughly 1+ acres addressed at 13440 Main Street and part of the Glendale Golf Course property. The portion proposed for Comprehensive Plan amendment is located in the northeast corner of the course property, and abuts NE 8th Street.

The Wilburton/NE 8th Street Subarea Plan applies to this site. Policy applicable to this site includes S-WI-34.

NE 8th Street features prominently in the city's long-range planning as a major transportation corridor. Staff have advised you to research the Tsai (12-132257 AC, Ordinance No. 6144) and DASH (18-103949 AC) Comprehensive Plan Amendment applications.

The site includes areas designated and regulated as environmentally critical. Staff have advised you to discussed potential R-10 dwelling unit capacities in light of density constraints due to the critical areas. Staff have advised you to talk to Development Services/Land Use staff regarding this.

Staff have advised you to talk to Development Services/Transportation staff about potential access points on NE 8th Street to the property should it become segregated from the golf course proper, for purposes of development.

The site and golf course are located within the jurisdiction of the East Bellevue Community Council. As described on their web site, the EBCC:

"...is empowered by state law with approval/disapproval authority over certain land-use actions in a part of East Bellevue. The EBCC may also act in an advisory capacity on other land-use issues that directly or indirectly affect its jurisdiction.

As set forth in RCW 35.14.050, a community municipal corporation acting through its community council may: (1) Make recommendations concerning any proposed comprehensive plan or other proposal which directly or indirectly affects the use of property or land within the service area;[...]

Should the proposal be considered for Final Review, a courtesy public hearing will be held by the EBCC prior to the Final Review public hearing. Ordinance action taken by the City Council in 2020 after these public hearings will be subject to the EBCC authority codified in RCW 35.14.050. City staff will build this into the 2020 review timeline.

You have advised the city that you have read the Comprehensive Plan Amendment Procedures Guide and that you and your client are fully aware of the application procedures including the start of the three-year limit once an application is considered complete.

Please let me know what else we can provide.



Nicholas Matz AICP
Senior Planner, Comprehensive Planning
nmatz@bellevuewa.gov
425 452-5371



SEPA Environmental Checklist

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with "Not Applicable" or "Does Not Apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see [SEPA Checklist Guidance](#) on the Washington State Department of Ecology website.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The city may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Background

1. Name of proposed project, if applicable Glendale NE Corner Comprehensive Plan Amendment
2. Name of applicant Glendale Country Club
3. Contact person Clint Whitney Phone
4. Contact person address 13440 Main Street, Bellevue WA 98005
5. Date this checklist was prepared 1/30/2020
6. Agency requesting the checklist City of Bellevue

7. Proposed timing or schedule (including phasing, if applicable)

Comprehensive Plan Amendment submitted and processed in 2020. A rezone application may be submitted at a later date.

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

No project-specific development is proposed at this time. A rezone application may be submitted at a later date. Plans or schedule for future redevelopment is unknown.

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

There is no other known environmental information that has been prepared for this proposal at this time.

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No other applications directly affecting the property are known. A rezone application may be submitted at a later date.

11. List any government approvals or permits that will be needed for your proposal, if known.

The proposal would require Bellevue City Council and East Bellevue Community Council approval of the Comprehensive Plan Amendment. A future implementing rezone application would also require approval by the City of Bellevue City Council and East Bellevue Community Council

12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The Glendale Country Club (including the Property) is currently zoned Single-Family Residential Estate District with an R-1 Designation (SF R-1) and designated Single Family – Low Density (SF-L) on the Comprehensive Plan. The Property is adjacent to Single Family R-2.5, and Multifamily R-20 and R-30 zoned properties, with a corresponding Multifamily Medium Density (MF-M) Comprehensive Plan designation. The application is to change the Comprehensive Plan designation of the Property to MF-M and subsequently rezone the property to Multifamily R-10.

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and the section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The Glendale Country Club is located at 13440 Main Street in Bellevue, WA, assigned King County parcel number 3425059010. The portion of the property proposed for a Comprehensive Plan Amendment (“CPA”) is located at the northeast corner of the property and is 145,733 square feet.

Environmental Elements

Earth

1. General description of the site:
 - Flat
 - Rolling
 - Hilly
 - Steep Slopes
 - Mountainous
 - Other _____
2. What is the steepest slope on the site (approximate percent slope)? _____

3. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The property does not contain any prime farmland or agricultural lands of significance.

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

No surface indication or history of unstable soils in the immediate vicinity are known.

5. Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate the source of the fill.

As a non-project action, no filling, excavation or grading will occur with this proposal.

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

As a non-project action, no construction work will occur with this proposal.

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? No changes are proposed with this proposal.

8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

As a non-project action, the proposal will not result in impacts to the earth. Therefore, no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures.

Air

1. What types of emissions to the air would result from the proposal during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

As a non-project action, no emissions to the air will occur with this proposal.

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

No off-site sources of emissions or odor affects this proposal.

3. Proposed measures to reduce or control emissions or other impacts to air, if any.

As a non-project action, the proposal will not result in impacts to air quality. Therefore, no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures.

Water

1. Surface Water

- a. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, surface water, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

A wetland has been designated and the buffers delineated on the attached boundary lot adjustment exhibit prepared by Goldsmith on January 15, 2020.

- b. 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.

N/A, see above 1(a).

- c. 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 the fill material.

As a non-project action, no fill or dredge materials will result from this proposal.

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

As a non-project action, no surface water withdrawals or diversions will occur with this proposal.

- e. Does the proposal lie within a 100-year floodplain? No.
If so, note the location on the site plan.

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

As a non-project action, no waste material discharges to surface waters will occur with this proposal.

2. Ground Water

- a. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

As a non-project action, no groundwater withdrawal will occur with this proposal.

- b. 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.

As a non-project action, no waste material discharges into the ground will occur with this proposal.

3. Water Runoff (including stormwater)

- a. 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.

As a non-project action, no changes to existing storm water runoff, collection and disposal will occur with this proposal. The existing improvements on the property collect storm water into a piped system and discharges it to the south.

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

As a non-project action, no waste materials entering ground or surface waters will occur with this proposal.

- c. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

As a non-project action, no drainage patterns in the vicinity of the site will be altered or otherwise affected as a result of this proposal.

Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.

As a non-project action, the proposal will not result in impacts to water quality, quantity or patterns. Therefore, no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures.

Plants

1. Check the 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
- orchards, vineyards or other permanent crops
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other _____
- water plants: water lily eelgrass, milfoil, other _____
- other types of vegetation _____

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

As a non-project action, no existing vegetation will be removed or altered with this proposal.

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

No threatened or endangered species are known to be on or near the site.

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

As a non-project action, the proposal will not result in impacts to vegetation. Therefore, no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures.

5. List all noxious weeds and invasive species known to be on or near the site.

No noxious weeds or invasive species, except for evergreen blackberry, are known to be on or near the site.

Animals

1. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: hawk, heron, eagle, songbirds, other typical urban adapted species

Mammals: deer, bear, elk, beaver, other typical urban adapted species

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

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

No threatened or endangered species are known to be on or near the site.

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

There are no known migration routes on or over the site.

4. Proposed measures to preserve or enhance wildlife, if any.

As a non-project action, the proposal will not result in impacts to wildlife. Therefore no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures.

5. List any invasive animal species known to be on or near the site.

There are no known invasive animal species on or near the site.

Energy and Natural Resources

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

As a non-project action, there will be no changes to the existing energy patterns or consumption as a result of the proposal.

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

As a non-project action, there will be no changes to the potential use of solar energy by adjacent properties as a result of the proposal.

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

As a non-project action, the proposal will not result in impacts to energy. Therefore no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures.

Environmental Health

1. 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.

As a non-project action, there will be no changes to environmental health hazards, exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste that could occur as a result of the proposal.

- a. Describe any known or possible contamination at the site from present or past uses.

There are no known or possible contamination at the site from present or past uses.

- b. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There are no known hazardous chemicals or conditions that might affect the proposal.

- c. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

There are no known toxic or hazardous chemicals that might be stored, used or produced as a result of the proposal.

- d. Describe special emergency services that might be required.

As a non-project action, no special emergency services will be required as a result of the proposal.

- e. Proposed measures to reduce or control environmental health hazards, if any.

As a non-project action, the proposal will not result in impacts to environmental health hazards. Therefore, no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures.

2. Noise

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

NE 8th Street is a busy arterial street with associated traffic noises. The existing level of noise is typical for an urban setting and does not include any unique or significant noise sources.

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

As a non-project action, no noise will be created by or associated with the project on a short-term or long-term basis as a result of the proposal.

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

As a non-project action, the proposal will not result in impacts to noise. Therefore, no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures.

Land and Shoreline Uses

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is currently used as part of the Glendale Country Club but is not an integral part of daily operations. It is adjacent to one the golf course fairways to the south and west, and multifamily uses to the east and north. NE 8th Street is directly adjacent to the northern lot line and is a major transit corridor. Since no specific development proposal is associated with the amendment, it will not impact surrounding uses. Moderate to low density multifamily associated with a future rezone is consistent with adjacent property uses. The residential properties to the west are also separated from any potential future development by a utility easement area, which would create a buffer between the two uses.

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

The subject parcels have no known agricultural uses in the past 50 years.

- a. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how?

No, there are no known working farms or forest land operations in the general area.

3. Describe any structures on the site.

No structures exist on the site except public utilities.

4. Will any structures be demolished? If so, what?

As a non-project project, no existing structures will be demolished as a result of the proposal.

5. What is the current zoning classification of the site? SF-R1

6. What is the current comprehensive plan designation of the site? SF-L

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

N/A

8. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Possibly wetlands as indicated on the survey.

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

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

11. Proposed measures to avoid or reduce displacement impacts, if any.

As a non-project action, the proposal will not result in displacement impacts. Therefore, no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures.

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

The proposal is for a Comprehensive Plan Amendment that, by replacing the SF-L designation with a Multifamily (MF-M) designation, would increase compatibility with the predominant medium and high density multifamily land use pattern in the vicinity.

13. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.

N/A, please see 2(a) above.

Housing

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

As a non-project proposal, no new housing units would be provided.

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

As a non-project proposal, no existing housing units will be eliminated.

3. Proposed measures to reduce or control housing impacts, if any.

As a non-project action, the proposal will not result in impacts to housing. Therefore, no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures.

Aesthetics

1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

As a non-project action, there are no structures proposed to be built.

2. What views in the immediate vicinity would be altered or obstructed?

As a non-project action, no views in the immediate vicinity would be altered or obstructed as a result of the proposal.

3. Proposed measures to reduce or control aesthetic impacts, if any

As a non-project action, the proposal will not result in impacts to aesthetics. Therefore, no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures.

Light and Glare

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

As a non-project action, no light or glare will result from the proposal.

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

As a non-project action, no safety hazards or views will be impacted as a result of the proposal.

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

Off-site sources of light and glare are typical to this urban environment and are not expected to impact the proposal.

4. Proposed measures to reduce or control light and glare impacts, if any.

As a non-project action, the proposal will not result in impacts to light or glare. Therefore, no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures.

Recreation

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

A City of Bellevue undeveloped park is across NE 8th Street to the north. Bellevue Aquatic Center and Odle Middle School are also in the vicinity.

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

No, there are no existing recreational uses on the site.

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

As a non-project action, the proposal would not result in impacts on recreation, including recreation opportunities to be provided by the project of applicant. Therefore, no mitigation is proposed or required.

Historic and Cultural Preservation

1. Are there any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.

Based on review of the online Washington Information System for Architectural and Archaeological Records Data, there are no listed sites for national, state or local preservation on or near the proposal area.

2. Are there any landmarks, features or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known.

3. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

As a non-project action, the proposal will not result in impacts to cultural or historic resources on or near the proposal site. Therefore, no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures. Please see 1 above.

4. Proposed measures to avoid, minimize or compensate for loss, changes to and disturbance to resources. Please include plans for the above and any permits that may be required.

As a non-project action, the proposal will not result in impacts to resources. Therefore, no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures.

Transportation

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The subject property fronts on NE 8th Street, a classified arterial street. Access will be taken from NE 8th Street.

2. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The proposal site has access to NE 8th Street, which Metro's RapidRide B Line is based on. The site is within two blocks of east and westbound B Line bus stops. Metro Route 889 runs on 140th Avenue NE, bus stops are located within short walking distance to the east.

3. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

As a non-project action, there will be no parking spaces created or eliminated as a result of the proposal.

4. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

As a non-project action, there will be no new or improvements to transportation facilities required as a result of the proposal.

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

There are no existing water, rail or air transportation facilities in the immediate vicinity of the proposal site.

6. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

As a non-project action, no vehicular trips would be generated by the proposal.

7. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

As a non-project action, no agricultural or forest product movements will be affected by the proposal.

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

As a non-project action, the proposal will not result in impacts to transportation. Therefore, no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures.

Public Service

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

As a non-project action, no public service needs will be increased as a result of the proposal.

2. Proposed measures to reduce or control direct impacts on public services, If any.

As a non-project action, the proposal will not result in impacts to public services. Therefore, no mitigating measures are proposed. Future project-specific proposals will be reviewed pursuant to SEPA to identify potential environmental impacts and applicable mitigating measures.

Utilities

1. Check the utilities currently available at the site:

- Electricity
- natural gas
- water
- refuse service
- telephone
- sanitary sewer
- septic system
- other

2. 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.

As a non-project action, no changes to utilities or services will result from the proposal.

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 Brenda K. Barnes

Name of signee BRENDA K. BARNES

Position and Agency/Organization ARCHITECT, CLARK | BARNES

Date Submitted January 30, 2020



Non-project Action SEPA Checklist

Supplement to Environmental Checklist

These questions pertain to land use actions that do not involve building and construction projects, but rather pertain to policy changes, such as code amendments and rezone actions.

Because the questions are very general, it may be helpful to read them in conjunction with the Environmental Checklist. When answering these questions, be aware of the extent to which 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.

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 existing parcels are undeveloped. The proposal would allow a small increase in the residential density and a potential increase in the residential SF. This potential increase would not significantly increase discharges to water; emissions to air; production, storage or release of toxic or hazardous substances; or production of noise.

Indicate proposed measures to avoid or reduce such increases.

Any future redevelopment would be required to conform to land use codes, regulations, design standards, energy conservation measures and other building design and construction codes in effect at the time of permit submittal. These codes, regulations and design standards will avoid or reduce increases to environmental impacts.

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

Any future redevelopment would not significantly affect plants, animals, fish or marine life.

Indicate proposed measures to protect or conserve plants, animals, fish or marine life.

Any future redevelopment would be required to conform to land use codes and regulations, current at the time of permit application. These codes and regulations may require more native landscaping species and provide a small increase in habitat quality.

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

No development currently exists on the site. While no specific development is proposed, possible future residential development would slightly increase the use of energy on the site.

Indicate proposed measures to protect or conserve energy and natural resources.

Any future redevelopment would be required to conform to land use codes, regulations, design standards, energy conservation measures and other building design and construction codes in effect at the time of permit submittal. These codes, regulations and design standards will avoid or conserve energy and natural resources.

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?

The proposal, and even in its subsequent implementation via a project action, would have virtually no impact on these elements of the environment. The wetlands on the site are not buildable and any future project would comply with all federal, state, and city regulations which protect environmentally sensitive areas.

Indicate proposed measures to protect such resources or to avoid or reduce impacts.

Any future redevelopment would be required to conform to land use codes, regulations, design standards, energy conservation measures and other building design and construction codes in effect at the time of permit submittal. These codes, regulations and design standards will protect environmentally sensitive areas.

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?

The subject parcels are not on or close to any shoreline of any kind. The proposal would not allow or encourage land or shoreline uses incompatible with existing plans.

Indicate proposed measures to avoid or reduce shoreline and land use impacts.

No mitigation is proposed or required to avoid or reduce shoreline and land use impacts.

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

The proposal parcels front on NE 8th Street, which RapidRide B Line is based on. NE 8th Street is a classified arterial street which carries high volumes of traffic. Any subsequent project action on the property involving development may increase demands on transportation or utilities in a nominal way.

Indicate proposed measures to reduce or respond to such demand(s).

Since this is a non-project action none are proposed. Future development would comply with all regulations intended to mitigate traffic and utilities impacts.

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

The proposal does not conflict with local, state or federal laws or requirements for the protection of the environment.