

Glendale Country Club NE 20-102772 AC
Public Comments October 28, 2020

From: [Johnson, Thara](#)
To: [Matz, Nicholas](#); [Ian Morrison](#)
Subject: FW: Glendale Country Club Privately Initiated Comprehensive Plan Amendment
Date: Wednesday, October 28, 2020 15:53:54

FYI

From: Betsi Hummer <betsihummer@yahoo.com>
Sent: Wednesday, October 28, 2020 1:37 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Glendale Country Club Privately Initiated Comprehensive Plan Amendment

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Hello

I support the Glendale Country Club Privately Initiated Comprehensive Plan Amendment.

It seems the applicant has done its due diligence, the Country Club members and neighbors support it.

The Staff recommendation cites Environmental concerns. However, considering the property is right next to Electrical Transmission Lines, a Gas Pipeline, and a major arterial, and the proposed project would occupy a small portion of the property, it seems that Land Use Code mitigation could easily rectify any environmental concerns that may arise.

Considering that a train station was put in Mercer Slough and many trees cut down for the PSE Transmission Line, it seems like any environmental impact this small development might have could easily be resolved.

I hope the Planning Commission votes to approve the Glendale Country Club Comprehensive Plan Amendment for review by City Council.

Betsi Hummer 425.591.4784 betsihummer@yahoo.com

From: [Ian Morrison](#)
To: [Council](#)
Cc: [Clint Whitney](#); [Cummins, Mac](#); [Johnson, Thara](#); [Matz, Nicholas](#); [Natalie Quick](#)
Subject: Glendale Country Club Comprehensive Plan amendment application
Date: Wednesday, October 28, 2020 14:26:06
Attachments: [Glendale Planning Commission Correspondence 10 28 20 FINAL.pdf](#)

[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:

Following up on the Glendale Country Club's application for a Comp Plan amendment, I wanted to attach the Club's updated letter to the Planning Commission for the Council's background.

The Club look forwards to the Commission's deliberation on the Comp Plan tonight. The Club's proposed amendment will be coming before the Council in your legislative capacity shortly.

The Club's application proposes to adaptively reuse roughly 0.03 percent of the Club's current land that is not in golf course use to support low density infill housing along NE 8th as a frequent transit corridor.

The Club would be happy to meet with Councilmembers (and City staff) to discuss how the Club's application supports its ongoing stewardship of over 5.9 million square feet of private open space that serves the City.

Natalie Quick has requested briefings by the Club with the Council's scheduler. We welcome the opportunity to dialogue with Councilmembers (and any City staff in those briefings) on the Club's proposed amendment.

Thanks.

Ian

Ian S. Morrison
Partner

McCullough Hill Leary, ps

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From: Clint Whitney <gm@glendalecc.com>
Sent: Tuesday, October 27, 2020 4:29 PM
To: council@bellevuewa.gov
Cc: Ian Morrison <imorrison@mhseattle.com>
Subject: Glendale Comp Plan Amendment Letter 10.27.20

Dear Bellevue City Council Members:

Please see attached letter of support from Glendale Country Club for its Comprehensive Plan amendment application which has been shared with the City's Planning Commission.

We encourage the City to adopt our Application to support our continued stewardship of the Club which supports the City's open space and storm water systems while supporting modest infill housing on NE 8th.

Please contact me with any questions.

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

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October 27, 2020

VIA EMAIL

Bellevue Planning Commission
Attn: Chair Radhika Moolgavkar
450 110th Avenue NE
Bellevue, WA 98004

Dear Chair Moolgavkar and Planning Commissioners:

The Glendale Country Club (Club) appreciates the Planning Commission's review of our application for a Comprehensive Plan (Comp Plan) amendment to change a 3.3-acre slice of the northeastern corner of the Club's 137.5-acre golf course along NE 8th Street to Multifamily Medium in the Comprehensive Plan Map (Application) from its current Single-Family designation. Exhibit A, p. 1-2 (Map showing overall Club and the Property proposed for MF-M).

We agree with City of Bellevue (City) staff's recommendation that the Application demonstrates a significantly changed condition due the emergence of the NE 8th Street as a frequent transit corridor since the last time the City planned for growth at the golf course. However, we respectfully disagree with staff's recommendation on the other final Comp Plan review criteria.

The Application is not—and has never been—about the Club's financial interests. The Application is about adapting a mere 0.03 percent of the Club's total 5.9 million square feet of area—the one small area which has never been used for golf course use—for up to 30 new homes for Bellevue families along a major transit corridor. The driving purpose of the Application is to continue the Club's golf course use and support our stewardship of the other **99.9 percent of the Club's land that provides significant environmental benefits to the City in the Kelsey Creek watershed, fish and wildlife habitat, stormwater treatment and open space.**

As demonstrated in our Application materials and prior submittals, the Application meets all five of the Code criteria for final review. **Saying no to the Application does not mean that this area will remain undeveloped.** The Property's zoning already allows for three, large single-family homes. However, the Club believes it is more appropriate to welcome up to 30 families to Bellevue to benefit from the frequent transit on NE 8th Street and views of the Club's greens.

Under either approach, the City's zoning will protect the Property's critical area buffers and trees. The Club will remain a committed steward of the golf course use. Viewed through this lens, the question for the Commission becomes whether **this 3.3-acre Property abutting NE 8th Street served by frequent transit should be the home to three new Bellevue families or up to 30?** The Club believes the City's Comp Plan vision and policies support moderate design infill housing on the Property so the Club can continue to invest in its environmental stewardship.



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We discuss each of the staff's recommendations on the final review criteria for the Application.

The Application is consistent with the Comprehensive Plan and the other goals and policies of the City, Countywide Planning Policies and the Growth Management Act.

Staff writes that the Application “does not establish a critical land use nexus” between the Property and the rest of the Club in the City’s environmental, land use and open space policies. This is incorrect. The Application is consistent with the Comp Plan for two reasons.

First, the staff recommendation fails to acknowledge the Application’s consistency with the Comp Plan’s neighborhood, environmental, and parks and open space goals and policies. We have addressed the environmental, parks, and open space elements of the Comprehensive Plan at length in the record, including in our October 6, 2020 letter (citing EN-5, EN-6, EN-11, EN-12).

The Comprehensive Plan’s Wilburton Subarea element has a specific policy encouraging the “continuation of the golf course use” of Glendale Country Club. See Comp Plan Policy S-WI-34. The City recognizes Glendale Country Club as the largest private open space in the City’s open space and environmental planning documents. Exhibit A, p. 7-8 (Map EN-2, Impervious Surface, Environment Element; Map PA-1, Parks & Open Space Element). The City calls for “partnerships” to encourage stewardship of these private open spaces with environmental benefits. Kelsey Creek flows through the Club into Kelsey Creek Park directly to the south. *Id.* Therefore, the Club’s private land provides critical stormwater and habitat benefits to the City.

The Application proposes to adaptively reuse a mere 0.03 percent of the Club’s overall acreage that has never been in golf course use to support the reinvestment in the Club’s facilities. The Club’s drainage system is over 60 years old. The Application directly promotes Club’s stewardship of its private land through providing resources to update the drainage, which will result in modern, best available science-based systems to capture and treat stormwater on-site. This is precisely what the City’s Comp Plan policies contemplate in “developing partnerships” to provide open space and “support[ing] partnerships between the City and private landowners to steward private lands, streams and habitats....for the public benefit.” See Policy PA-8 and EN-11. The Application will support drainage improvements that will serve Kelsey Creek and the fish and wildlife habitat within the Kelsey Creek watershed, including critical regional salmon recovery. See Policies EN-57, -61, -66. The Application is consistent with the Comp Plan and provides tremendous environmental, stormwater and open space benefits to all of Bellevue. We note that the staff’s recommendation analysis fails to cite or discuss any of these policies.

Secondly, staff’s standard is not the correct analytical test. The Code establishes that an application must be “consistent” with the Comprehensive Plan goals and policies, not establish



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a “critical” nexus. LUC 20.30I.150.B.1. Staff’s newly created “nexus” test is not founded in the Code. The Club demonstrated how the Application was consistent with the City’s Comprehensive Plan goals and policies in our Application and prior correspondence. The Application supports added modest, infill housing opportunities along the NE 8th Street frequent transit corridor immediately adjacent to high density residential uses to the east. In addition to the environmental stewardship benefits discussed above, the Application would provide for housing near transit, reducing single-occupancy vehicular travel and GHG emissions.

The Application addresses the interests and changed needs of the entire City.

Staff’s recommendation states the Application would “not enhance livability in the community in not enhancing one of the elements that residents cherish,” and talks about Club’s finances. This misunderstands what is proposed by the Application and conflates the 99.9 percent of the Club area that will remain unchanged if approved with the 0.03 percent slated for new homes.

The Application’s underlying goal is to continue the Club’s golf course use by adaptively reusing the one small area (0.03 percent of developed area of Club’s overall acreage) to support its stewardship efforts. The Club is one of the largest private areas of open space and pervious surface. As such, the Club is an environmental resource. The Application will not be a financial windfall to the Club. Instead, as a non-profit, it will support the Club’s continued stewardship of drainage systems that help protect the quality of the Kelsey Creek watershed and species habitat. The City does not fund the Club’s efforts. The Application is exactly the type of public-private partnership envisioned in the Comp Plan to support the Club’s ongoing site stewardship.

The 3.3-acres of Property proposed for housing is not a “cherished” element of the Club. It is a small area abutting NE 8th Street and next to the PSE transmission lines that is not used for golf course purposes. Exhibit A, p. 3. Approving the Application means that the City would be supporting the 99.9 percent of the Club’s land in its current golf course/open space use. The Comprehensive Plan’s Land Use, Housing, Environmental and Parks policies support this vision.

The Property is suitable for development in conformance with adjacent land use and surrounding development pattern and with the zoning standards under the R-10 zone.

The staff report makes the unsupported statement that it is “unable to determine whether the property could be suitably developed,” referencing the presence of critical areas. This is wrong. The Club’s architect previously provided a feasibility study showing how the Property could be developed consistent with Multifamily-Medium densities—while protecting all critical areas and buffers. Exhibit A, pg. 4-5. Staff has acknowledged that development is feasible on site.



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More importantly, the Application's density conforms with the Multifamily-High densities immediately to the east and northeast. Exhibit A, pg. 4-5. Under Multifamily-Medium zoning, the Property could readily support up to 30 new homes, which is less than the R-30 densities of the apartments and condos directly to the east. We believe that Application supports a more compatible fit than the current single-family designation that would allow three large homes.

The Application provides a public benefit and enhances the public health and welfare

Finally, the staff report notes that the Application does not provide a public benefit because it "rests on a financial perspective." As demonstrated throughout our Application, the public benefit is more homes on a transit corridor to further the Club's environmental stewardship.

The City's Comp Plan calls for the continuation of the Club as a "golf course use," but acknowledges and encourages the Club's utility for stormwater, habitat and open space goals. These are all public benefits and values that the City's own documents recognize for the Club.

The Club respectfully asks the Commission recommend approval of the Application

The Application, if approved, would allow for modest infill housing for up to 30 new families while helping the Club continue its private stewardship of the remaining 5.9 million square feet of land that provides environmental, stormwater and fish and wildlife habitat public benefits.

We believe the Application is a win-win for the City, Club, and the community. We respectfully request that the Commission recommend the approval of the Application to the City Council.

Sincerely,
s/Clint Whitney

Enclosures

cc: City Council
Thara Johnson
Nicholas Matz

WHAT WE'RE PROPOSING AND WHY

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

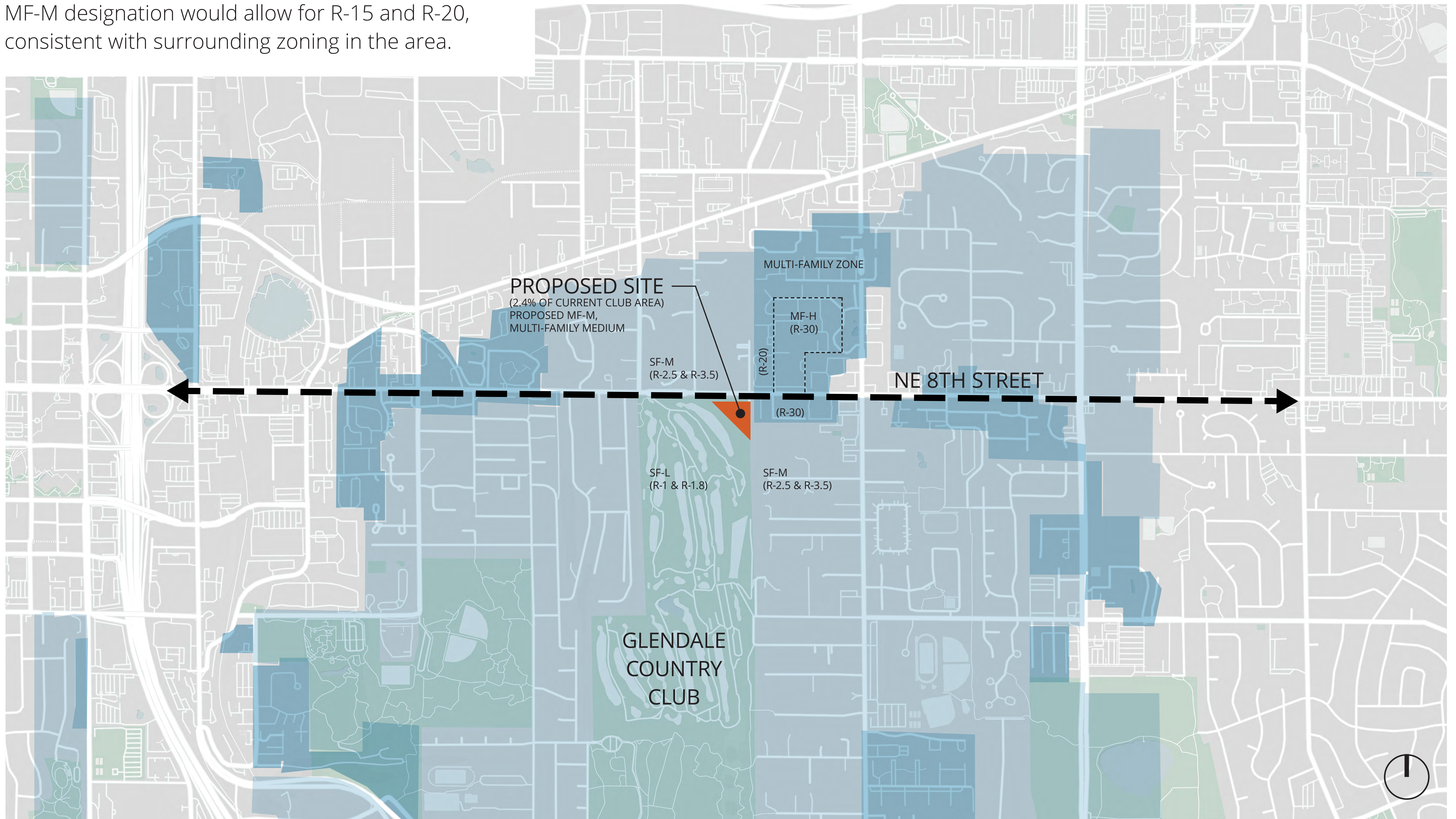
A change to the City of Bellevue Comprehensive Plan designation for this small property and subsequent change in zoning would eventually allow for modest residential development along NE 8th Street.

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

GLENDALE COUNTRY CLUB

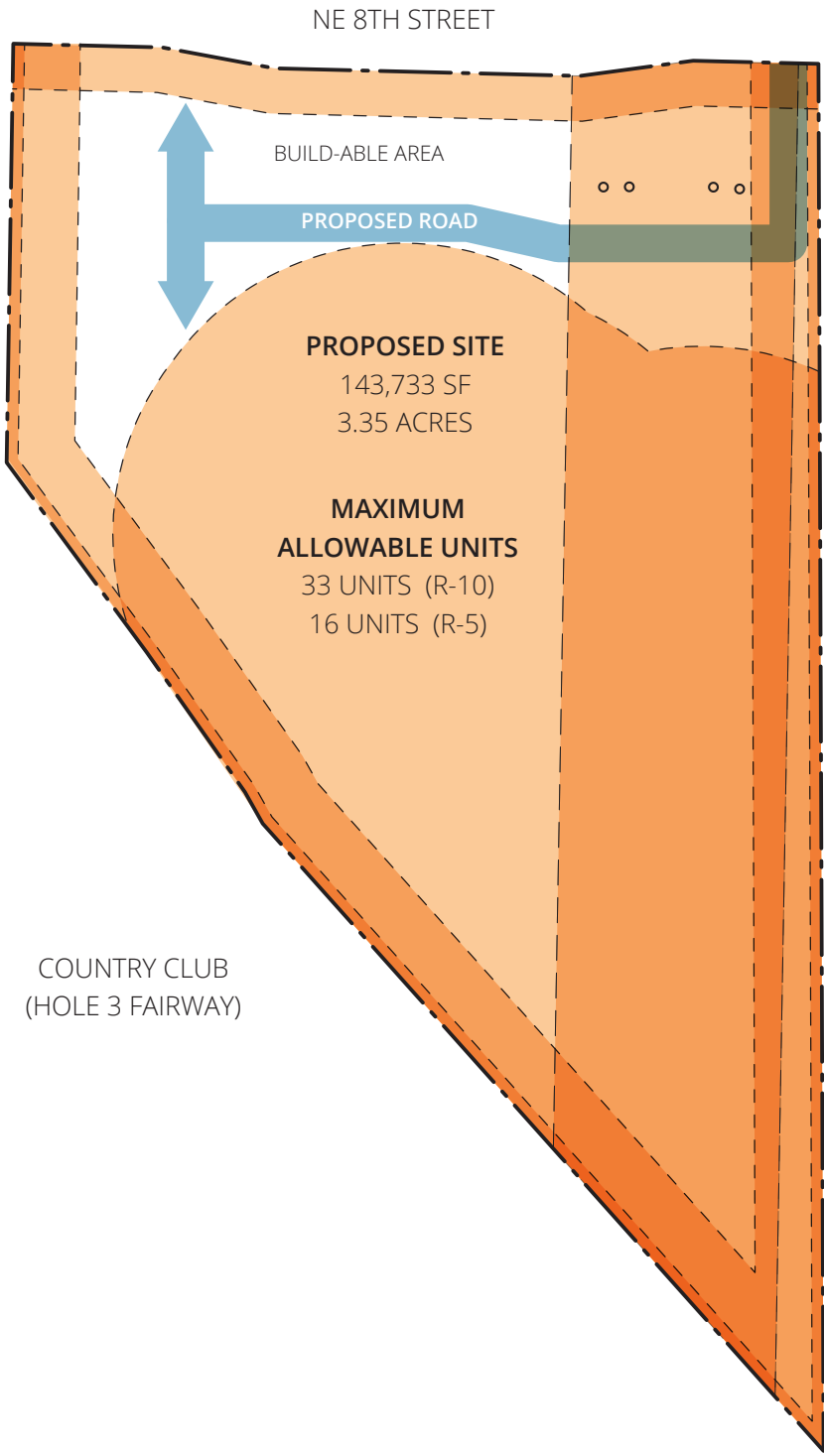
Street Composite. NE 8th Street, Looking South



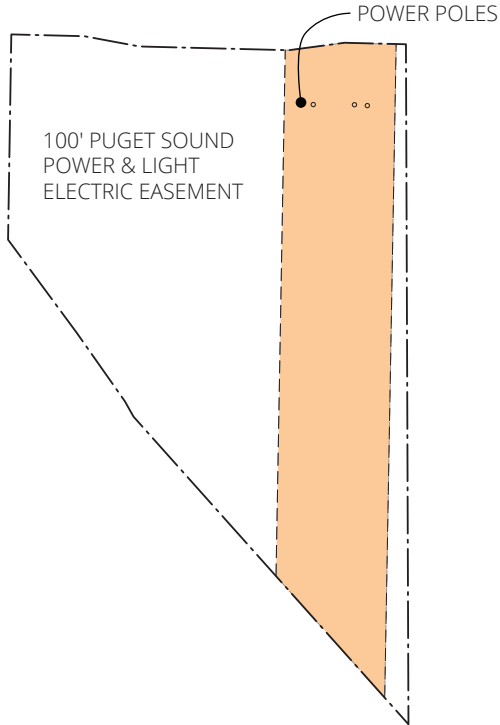
CLARK BARNES



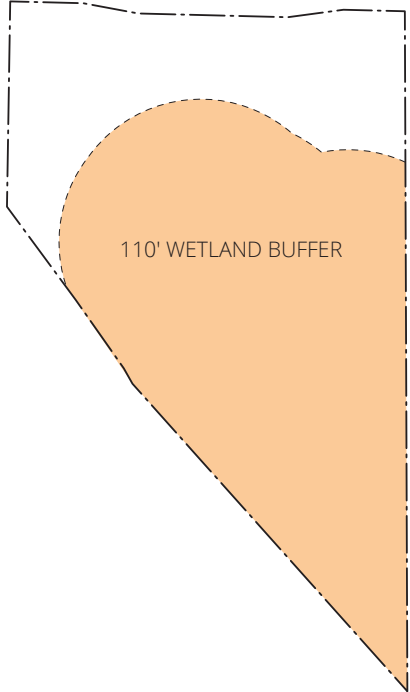
DEVELOPMENT AREA



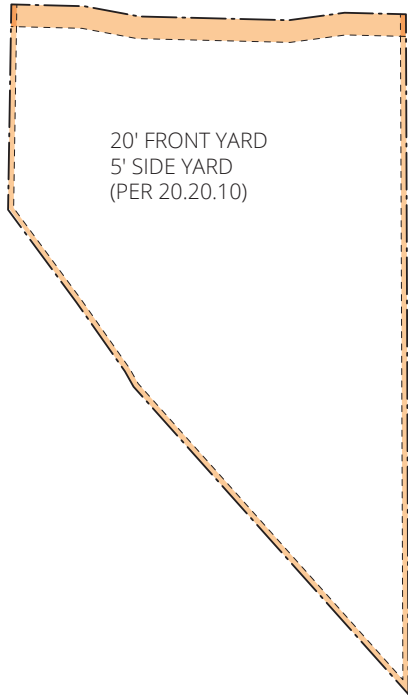
DEVELOPMENT AREA



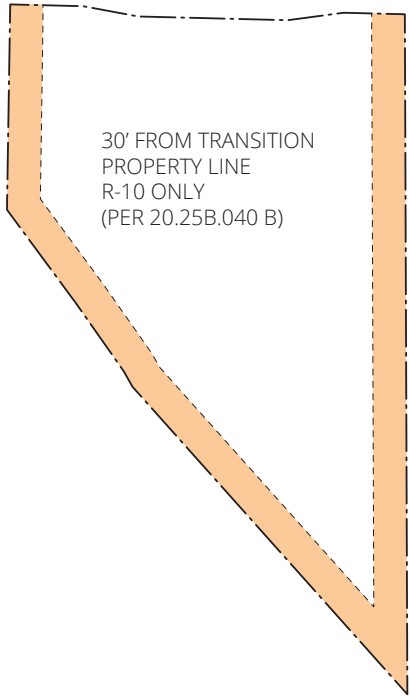
UTILITY EASEMENT



WETLAND SETBACK



ZONING SETBACKS



TRANSITION ZONE EASEMENT (R-10)

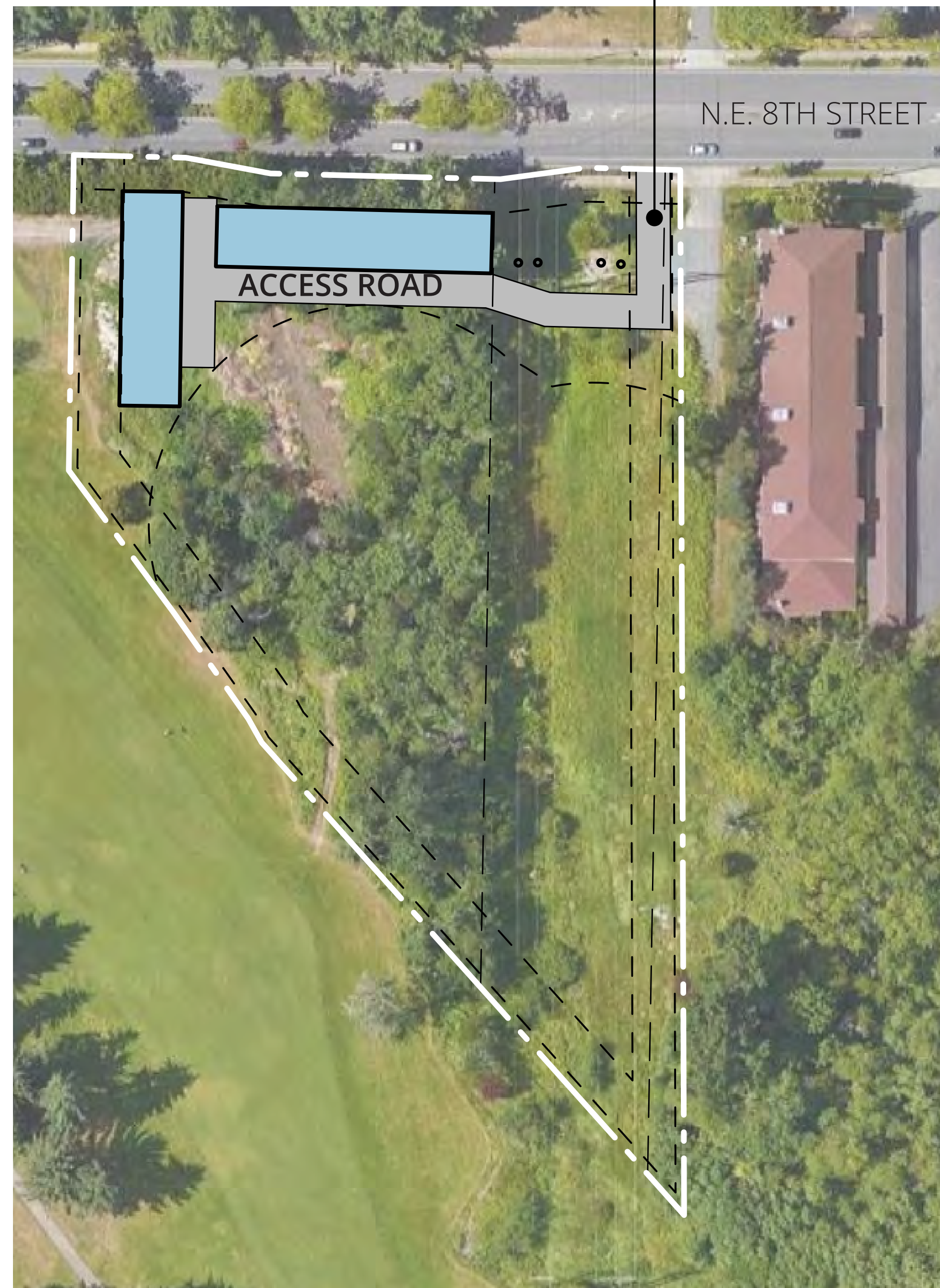
AN OPPORTUNITY FOR LOW-DENSITY HOUSING; PRESERVING WETLANDS AND OPEN SPACE

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).

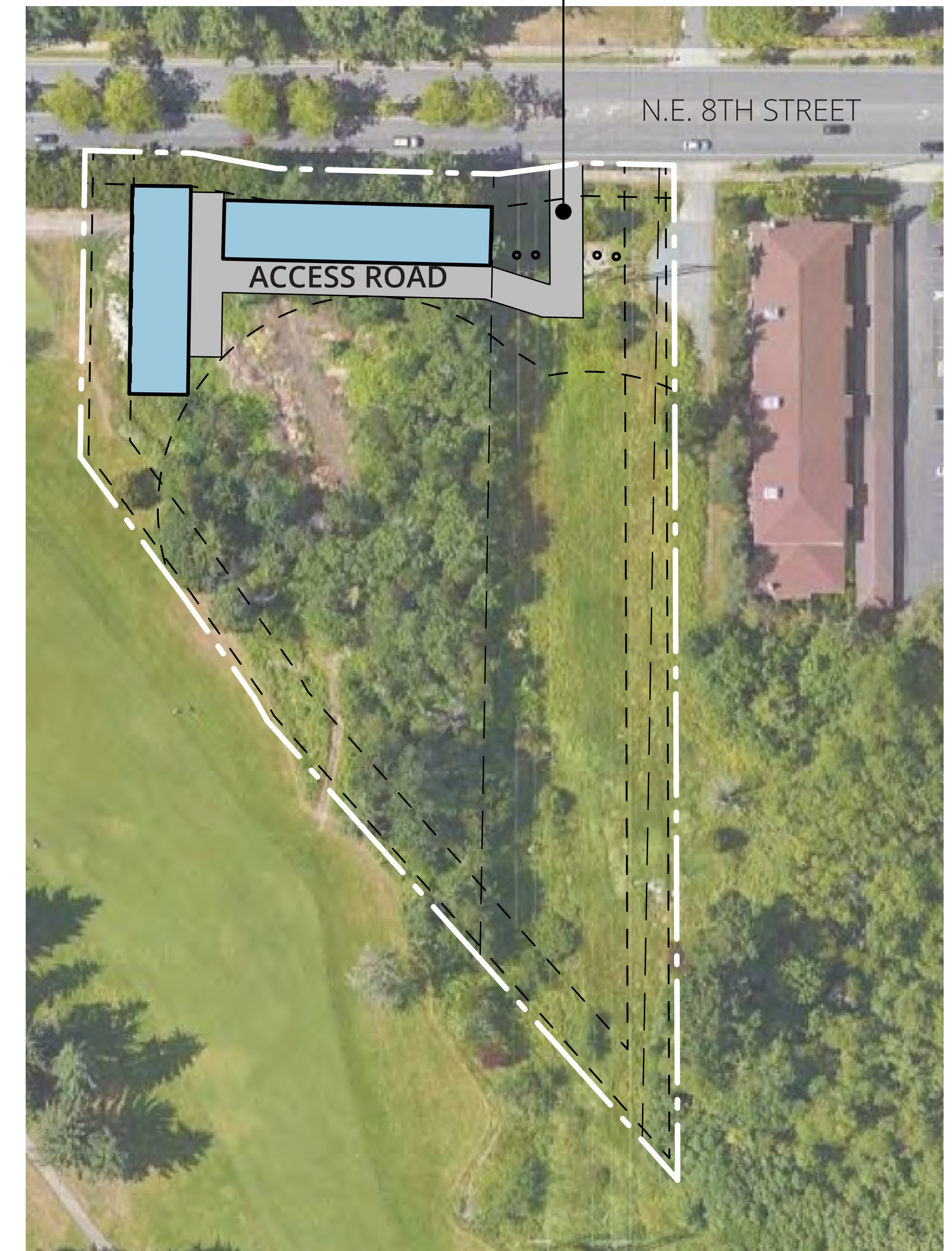
The majority of the land would be maintained as wetlands and open space. While no concrete plans exist, a possible overlay scheme shown below.

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.



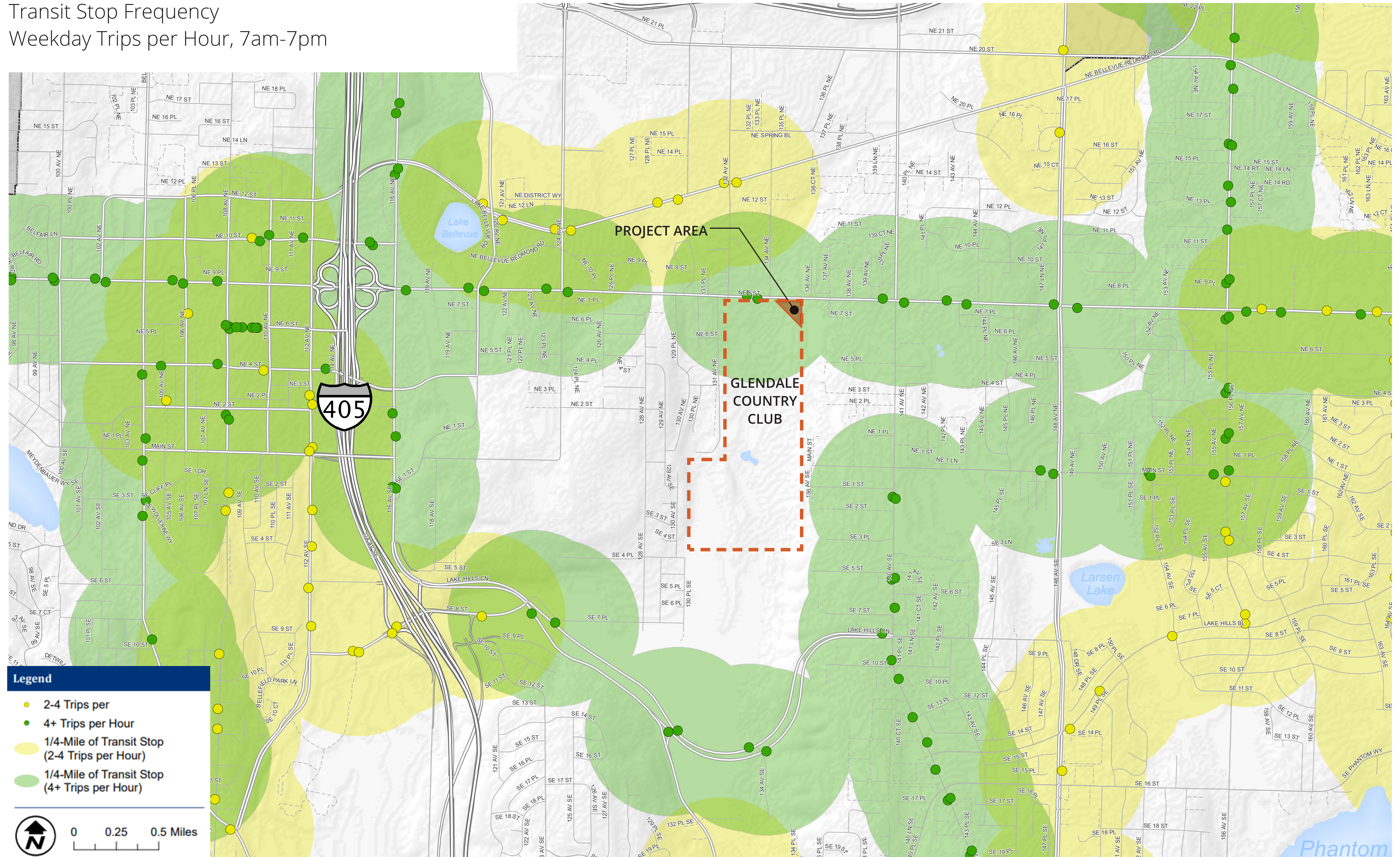
PREVIOUS DESIGN (02.25.20 OUTREACH MEETING)



CURRENT DESIGN

POSSIBLE DEVELOPMENT OVERLAY

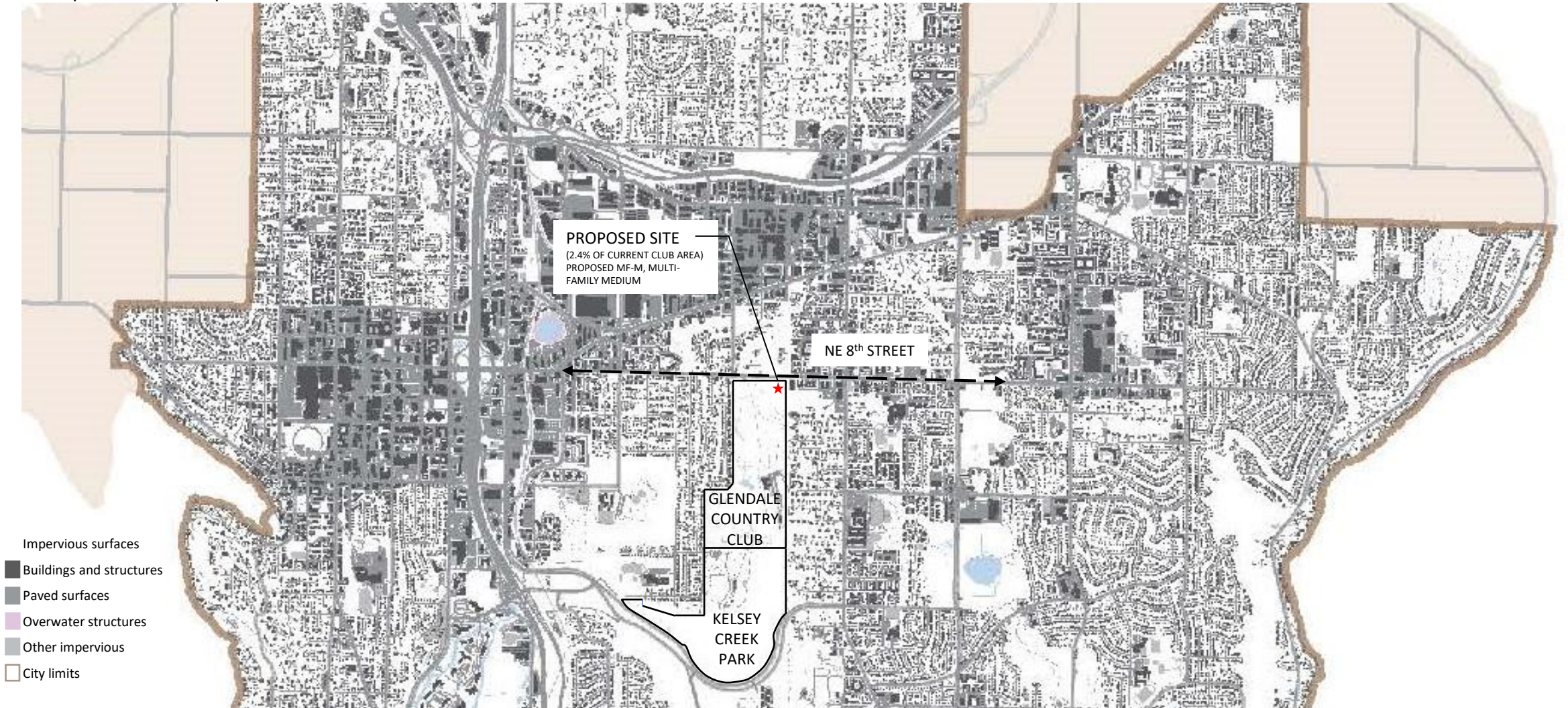
Transit Stop Frequency
 Weekday Trips per Hour, 7am-7pm



FREQUENT TRANSIT OVERLAY

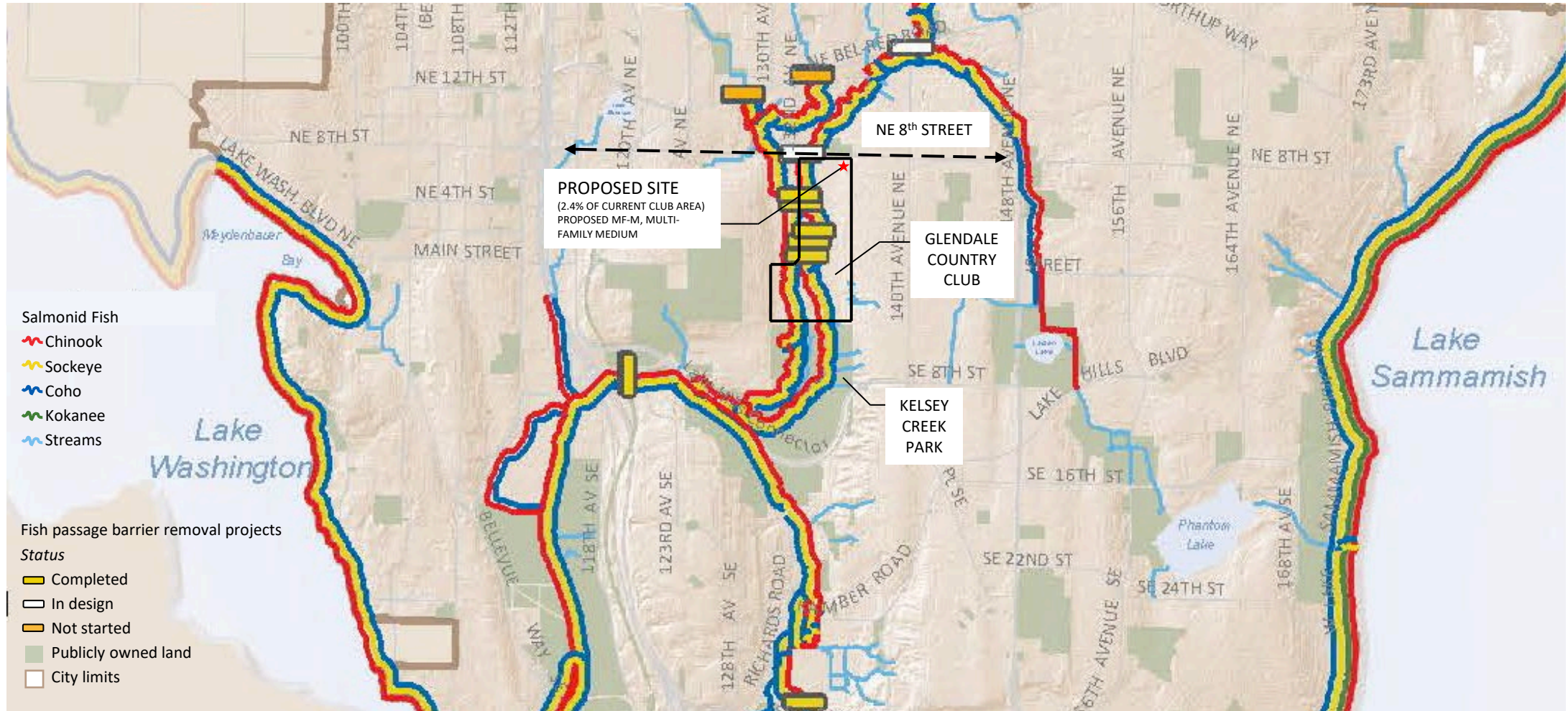
Map En-2. Impervious Surface

This map shows impervious surfaces in Bellevue in 2013 including buildings and structures, paved surfaces and other impervious surfaces. In 2013, impervious surfaces comprised about 42 percent of Bellevue landcover.



Map EN-4. Distribution of Spawning Salmon

This map shows the distribution of salmon that spawn in Bellevue streams during the fall, along with publicly owned lands and 22 priority public fish barriers identified in 2009. Some of the barriers are partial barriers restricting migration during low or high flows. More information about the state of the water system can be found in [Chapter six](#) of the [Storm and Surface Water System Plan](#).



Helen Bear
13611 NE 8th Street, #306
Bellevue, WA 98005

October 22, 2020

Subject: Glendale Sale of Small Portion of Their Property

✓ To: Clint Whitney, General Manager
Cc: Glendale Board of Directors

I moved to Bellevue in 1963. I have belonged to Glendale Country Club since 1979 and for the past 20 years lived in the Calidad Condominiums just east of the golf course and PSE power lines. Development in this area has changed with the times. Bellevue has two beautiful country clubs within the city limits which is a very beneficial asset that many cities cannot claim. This is a huge benefit to the City for the open space and both are maintained by the club membership's boards, not with public funds.

As a member and neighbor to Glendale Country Club, I would like to add my observations as to the proposed request for approval of Application # 20-102772-AC. Glendale has applied for approval of selling a small portion of their golf course property. This sale will be a huge benefit to the City of Bellevue and Glendale Country Club. Glendale is a very old golf course located within the City of Bellevue. The sale of this property would allow Glendale to update their clubhouse and enlarge the useable space around the building. Also, the sale income would be used for replacing damaged irrigation pipes on the golf course which have deteriorated over many years and other needed improvements to their property.

Glendale has given PSE acres of land access to cross over their property for the powerlines, gas and electricity. The power lines benefit all of the east side. Now Glendale is asking the City to allow them to sell a very small, unusable piece of their property for low density housing, The City would benefit from the sale by having the new owners pay property taxes and utilities, which will increase the tax base for city repairs and maintenance of parks, roads and utilities.

The said property is close to public transportation, Bellevue Square and other businesses, Public library, Spring District, public parks and schools, hospitals, churches, etc. Other businesses will gain customers for utilities such as PSE, City and State property taxes. grocery stores, car repair shops, pharmacies, etc. and all vendors that provide services to the new property owners.

Glendale offers acres of open space with many trees and natural landscape for wild animals and birds, Kelsey Creek runs through the property and provides a salmon run. Glendale is bordered by Kelsey Creek Farm, 8th Avenue NE., PSE power lines and many nice homes. These owners pay taxes and seek living near the golf course and the sought

after open space near their homes such as the Botanical Gardens, Kelsey Creek Farm, sports fields, churches, shopping, public transportation and easy access to 405 and I-90 freeways.

Glendale employs over 100 full time and part time jobs. Many live on the east side, shop in Bellevue and send their children to school here. Glendale members have recently raised \$100,000, donated to Northwest Harvest, sponsor golf tournaments for outside tournaments that benefit cancer, heart, hospital, and other organizations, Glendale promotes golf to high school and college students, and has a weeklong golf camp for youths 8 – 16 years of age.

Many Glendale members are over 65 and after they belong for 20 years and are over 75, they get a price break on their membership dues. It would be a huge loss if these older members who have paid dues for many years had to be assessed thousands of dollars to renovate, upgrade and replace worn out infrastructure. Glendale membership does not discriminate on race, color, or gender. Glendale is a big asset to the City of Bellevue and is asking for your approval of this application. Approval will benefit the City of Bellevue as much as it will benefit Glendale Country Club in the years to come.

Thank you for your consideration.



Helen Bear