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

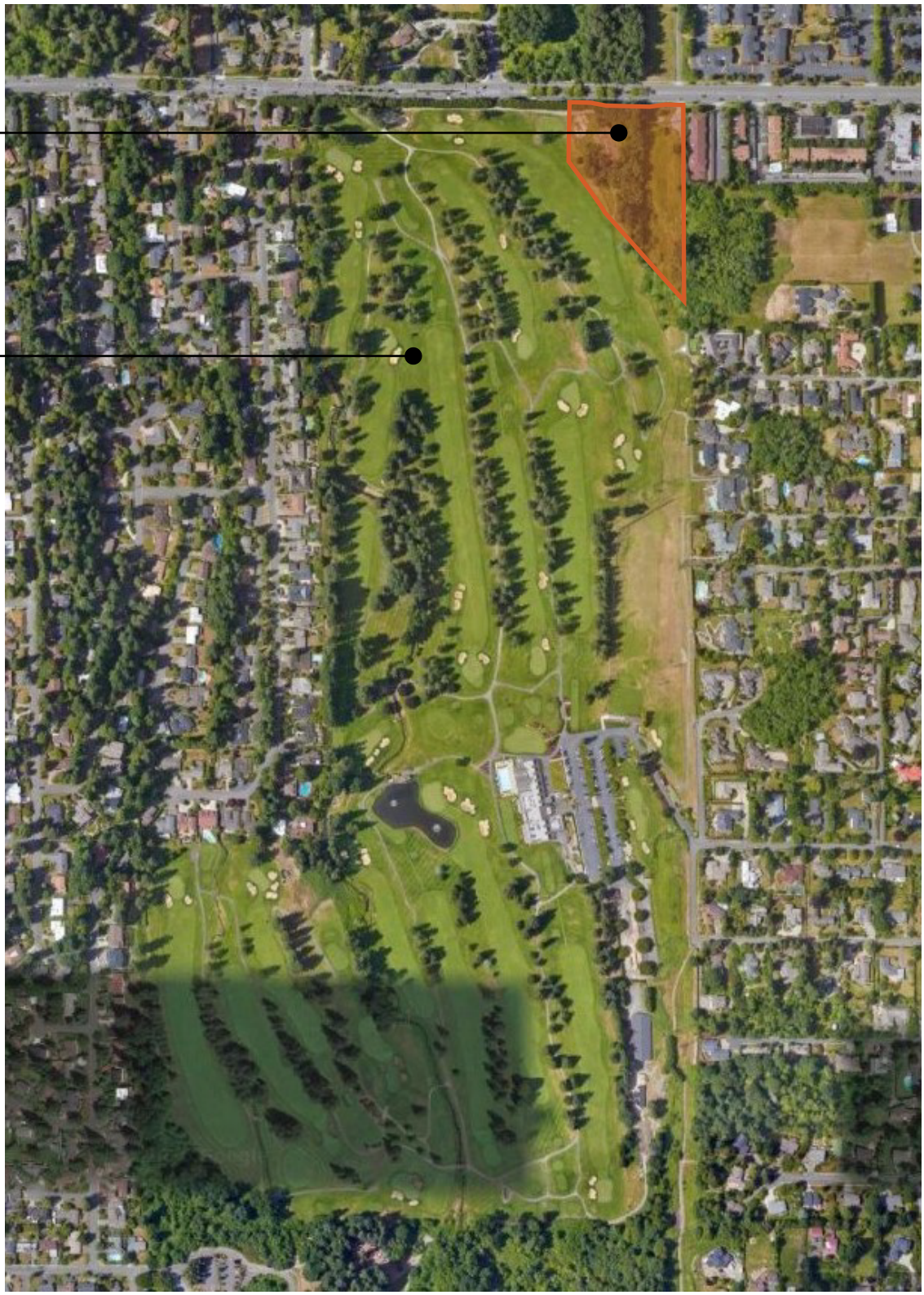
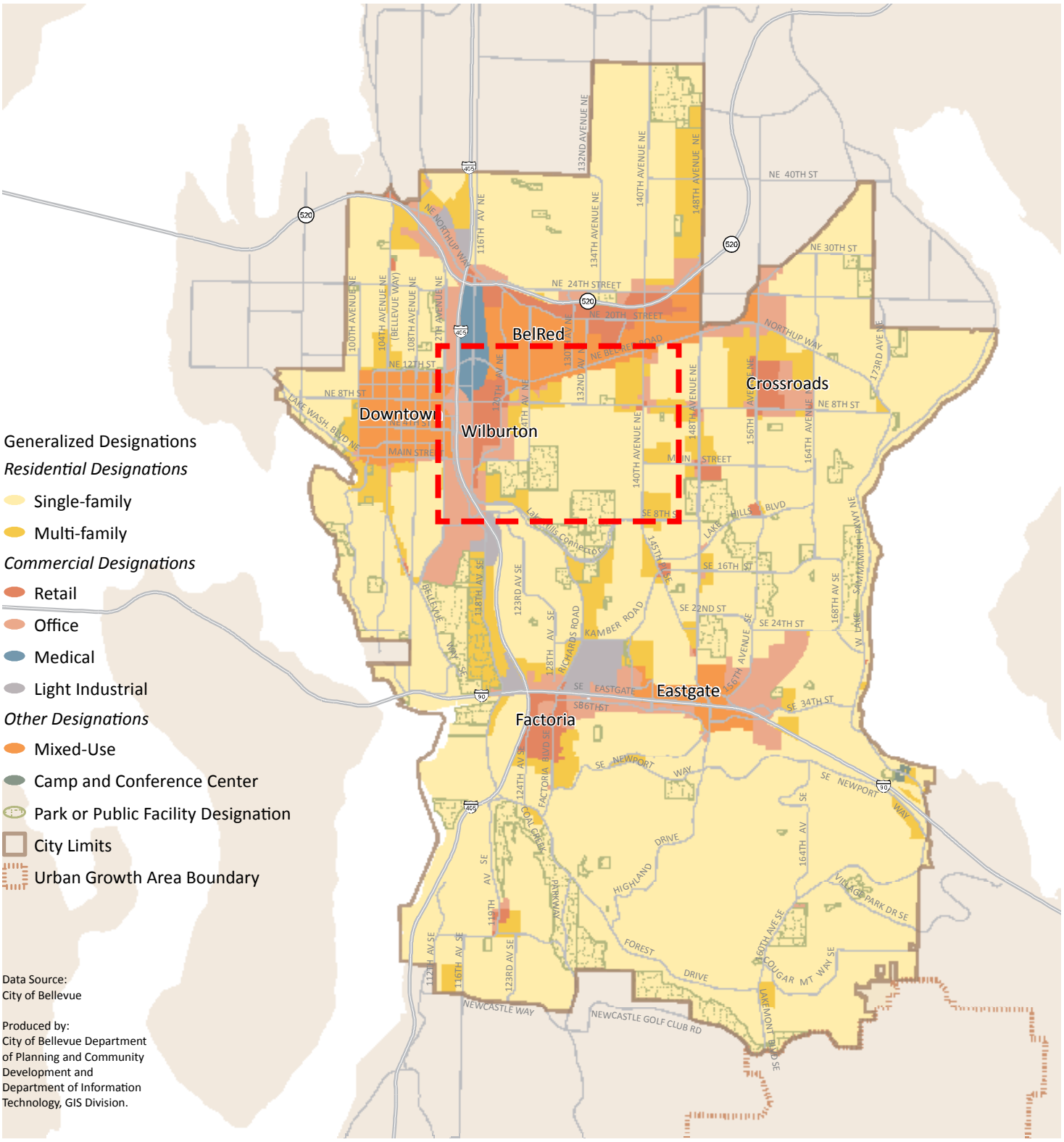


EXHIBIT B



Data Source:
City of Bellevue

Produced by:
City of Bellevue Department of Planning and Community Development and Department of Information Technology, GIS Division.

EXHIBIT C

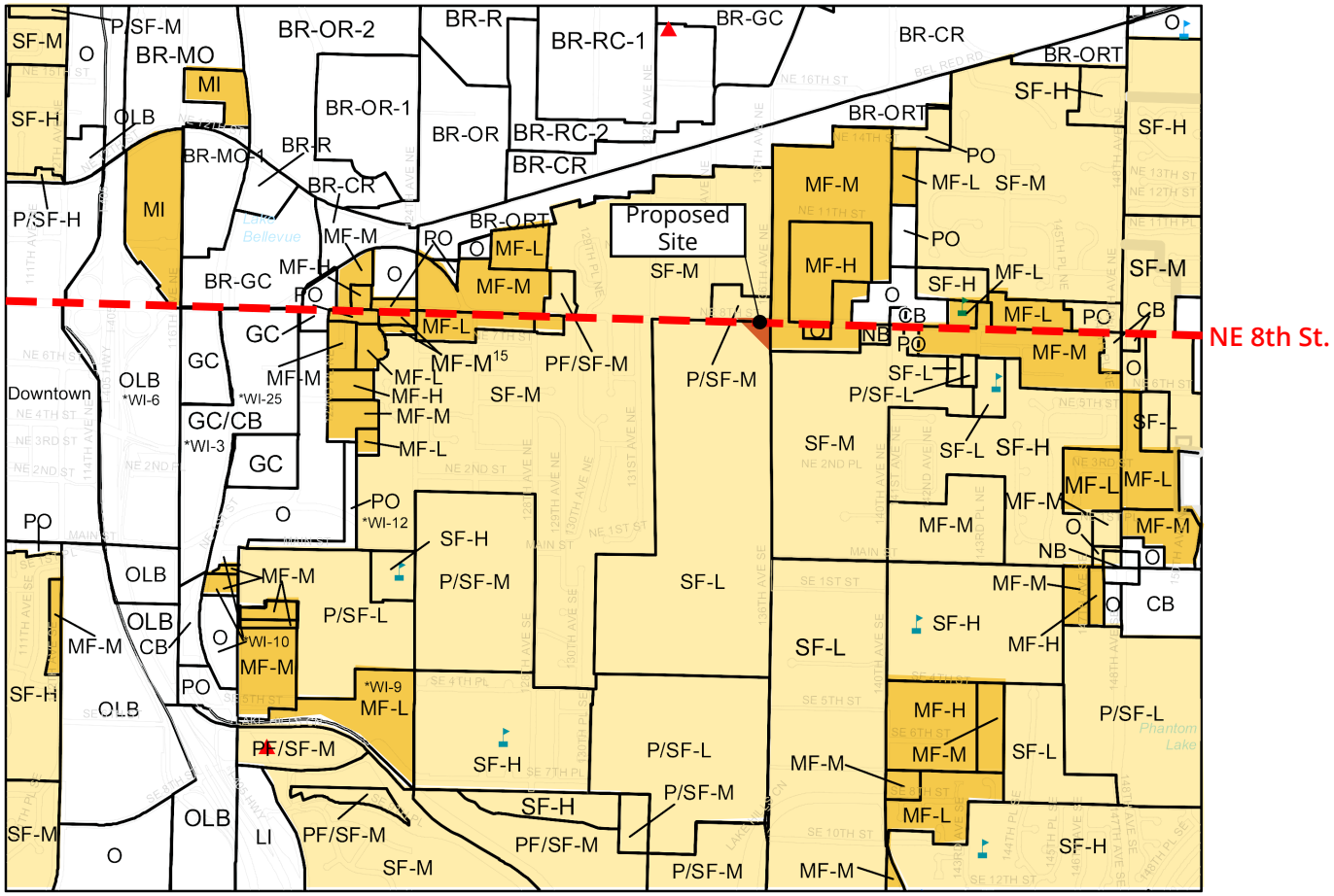
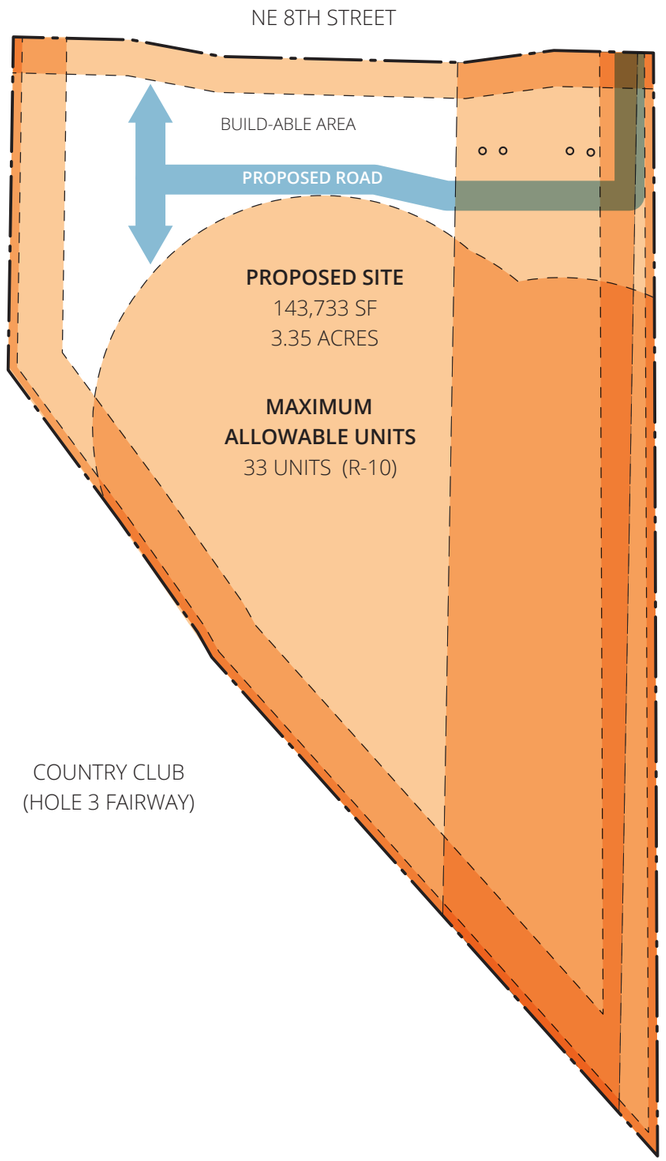
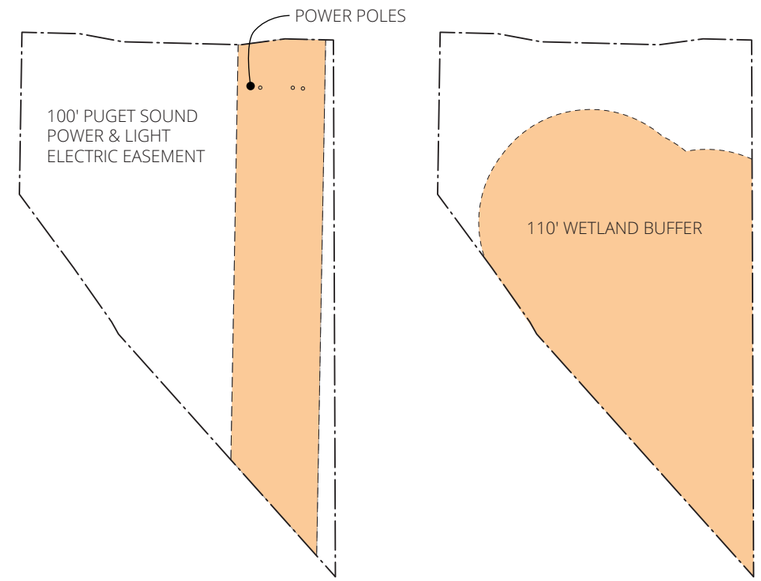

Proposed Site
NE 8th St.
Downtown
Lake Bellevue
Phantom Lake
BR-OR-2
BR-R
BR-RC-1
BR-GC
BR-CR
BR-ORT
BR-MO
BR-OR-1
BR-OR
BR-RC-2
BR-MO-1
MI
OLB
GC
GC/CB
*WI-6
*WI-25
*WI-3
*WI-12
*WI-10
*WI-9
MF-M
MF-L
MF-H
SF-M
SF-H
SF-L
P/SF-M
P/SF-H
P/SF-L
PF/SF-M
PO
O
CB
NB
LI

EXHIBIT D

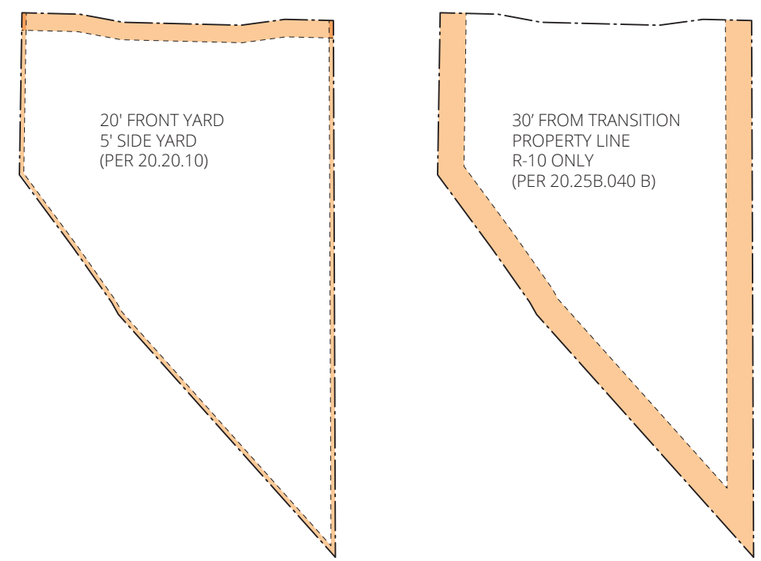
CLARK
BARNES



DEVELOPMENT AREA



UTILITY EASEMENT **WETLAND SETBACK**



ZONING SETBACKS **TRANSITION ZONE EASEMENT (R-10)**

N.T.S

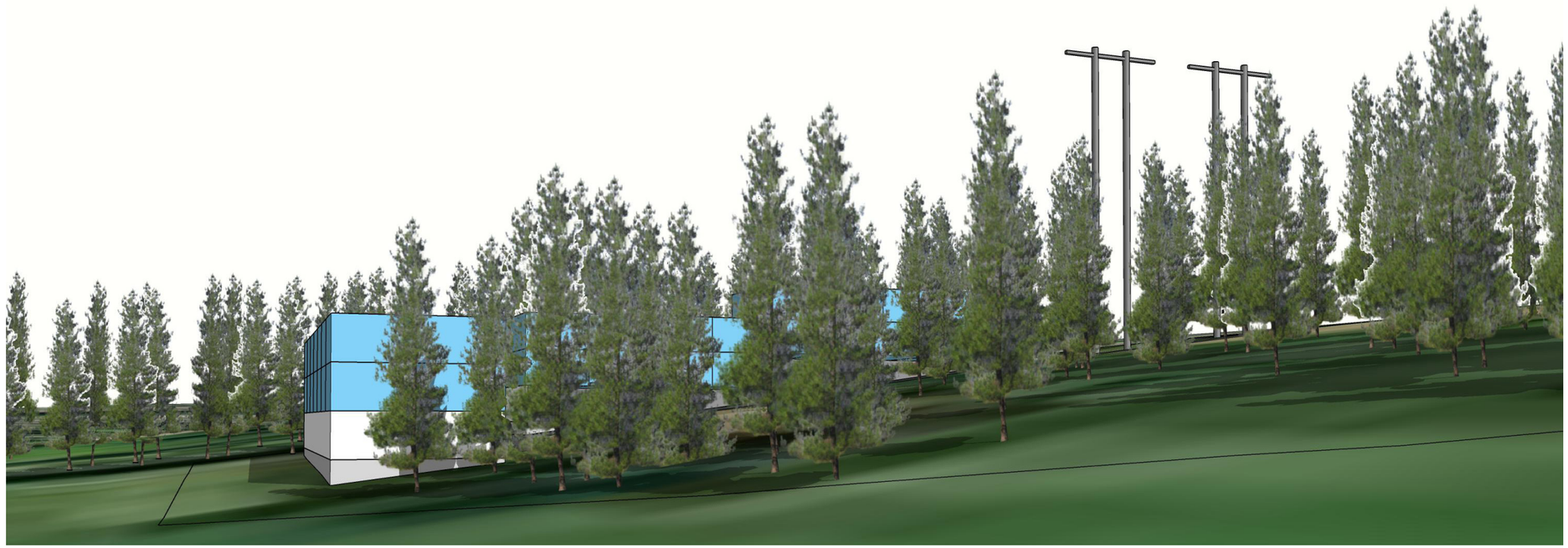
February 12, 2021

EXHIBIT E R-10 MULTI-FAMILY MASSING STUDY

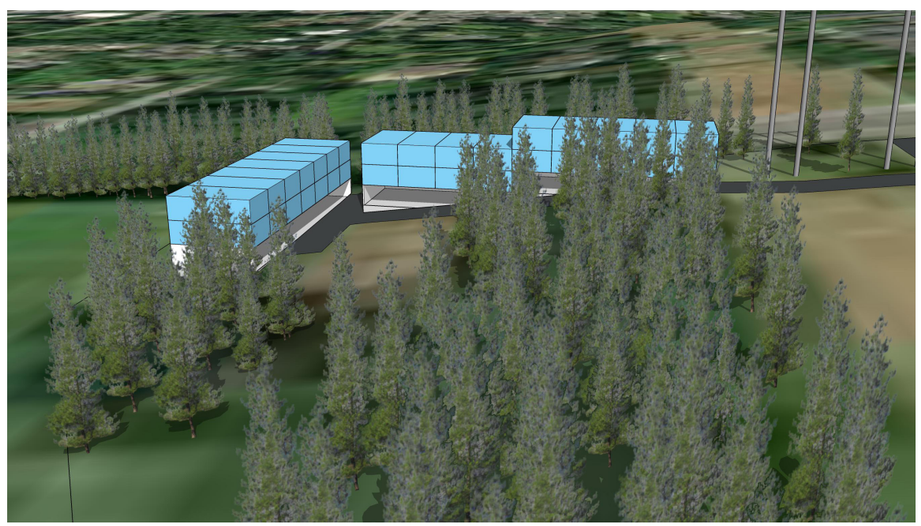
CLARK BARNES

OVERVIEW

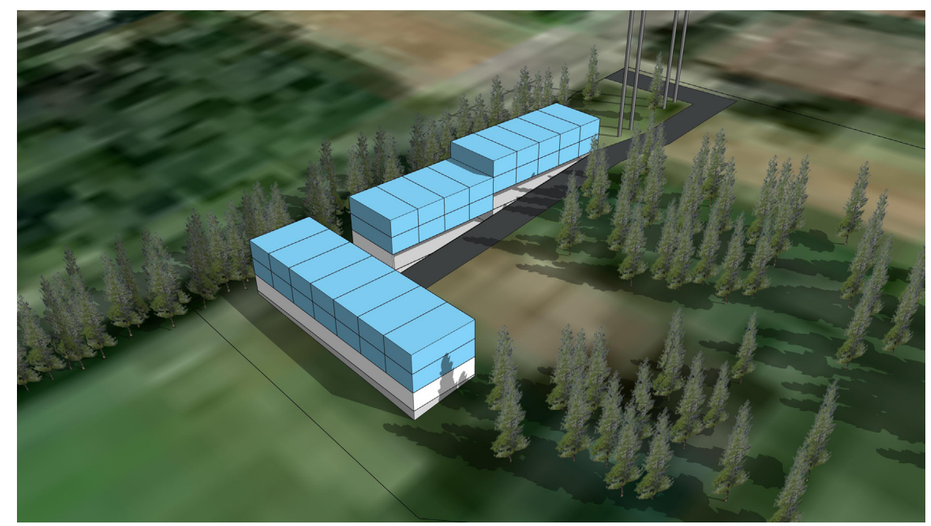
- 32 Apartment Units
- 2 Levels of Apartments with Parking Below
- 20,424 SF Residential Development



VIEW FROM FAIRWAY



VIEW FROM SOUTH



VIEW FROM WEST

February 12, 2021

CLARK
BARNES

clarkbarnes.com
1401 W Garfield Street
Seattle, WA 98119

March 2, 2021

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

RE: Rezone Application

1. Description of the Proposal and Intent

The Glendale Country Club is located at 13440 Main Street in Bellevue, WA, assigned King County parcel 3425059010. The portion of the property proposed for a rezone is located at the northeast corner of the property and is 145,733 square feet (referred to herein as the "Property"). See Exhibit A. The Rezone Application assumes a Boundary Line Adjustment ("BLA") shown in the attached survey prepared by Goldsmith Land Development services, which identifies the Property as "Lot B." The BLA application is currently being processed under City of Bellevue ("City") permit file number 21 102813 LW. We will supplement these materials once the BLA is approved.

The Property's Comprehensive Plan designation was amended in 2020 from Single Family – Low Density to Multi-Family-Medium Density pursuant Ordinance 6559. This application requests a rezone of the Property from Single Family R-1 to Multifamily R-10, to align the Property with its Multifamily Medium Comprehensive Plan designation (the "Rezone Application" or "Application").

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 remaining 4,953,630 square feet of the Glendale Country Club is not a part of the proposed rezone and will continue as a private golf club.

The purpose of the rezone is to implement zoning for the MF-M land use designation for a small corner of the Glendale Country Club property, while advancing the City's vision for a vibrant, transit-oriented N.E. 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 Rezone could potentially yield up to 30 new homes along a key transit corridor. Given the growth of the N.E. 8th Street corridor as a transit hub, the Property has become ideal for multifamily development.

Since the Rezone Application is not associated with any specific development project, an analysis of the Design Review criteria and other project-specific information is not applicable. The applicant submitted a SEPA checklist for the Comprehensive Plan Amendment (approved under ordinance 6559) incorporated here by reference. The Application meets all of the rezone decision criteria required by LUC 20.30A.140 as described below.

2. Rezone Criteria

A. The Rezone is consistent with the Comprehensive Plan

The Rezone Application will align the Property's zoning designation with its MF-M Comprehensive Plan designation as amended under Ordinance 6559. The proposed Rezone is consistent with the following City of Bellevue Comprehensive Plan goals and policies:

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.

APPLICANT 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. While no specific development is proposed at this time, 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 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 D**, 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.

APPLICANT RESPONSE:

The Rezone 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 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.

APPLICANT 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. Given the unprecedented demand for housing in the City and the City's investment in N.E. 8th 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 N.E. 8th 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.

The Application also furthers environmental stewardship goals in the Comprehensive Plan by preserving all critical areas and their buffers on the 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.

For the reasons shown above, the rezone is also consistent with the Growth Management Act, particularly the Urban Growth, Economic Development, Property Rights, Environmental Protection, and Sprawl Reduction planning goals.

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

The proposed rezone bears a substantial relation to the public health, safety and welfare by providing additional zoned capacity for housing along a key transit corridor in an emerging node of MF-H residential uses. The Rezone Application provides an opportunity for low density multifamily housing development near transit while maintaining all critical areas on the Property, wholly consistent with surrounding zoning.

The proposed rezone will also support the City's land use and transportation goals to invest in N.E. 8th as a multi-modal corridor. This has environmental benefits that result from reduction in vehicle miles traveled and increases in multi-modal housing options that reduce the reliance on SOV and provide for walkable communities.

C. The Rezone is warranted to achieve consistency with the Comprehensive Plan or is appropriate for reasonable development of the property

The Rezone to R-10 is warranted to achieve consistency with the Property's recently amended Comprehensive Plan designation (Ordinance 6559). Consistency with the City's Comprehensive Plan is addressed in detail above.

The rezone is also appropriate for reasonable development of the Property. While no specific development proposal is associated with this Application, the Property can be developed with up to 30 residential units. The Rezone will allow for modest multifamily development of the Property that is consistent with the surrounding context while maintaining critical wetlands. See attached Exhibits D and E. We have included a Bird's Eye perspective of a massing study that explores a potential multi-family development on the buildable area of the site. See attached Exhibit E.

D. The Rezone is consistent with the surrounding context and not materially detrimental to uses or property in the immediate vicinity

The proposed rezone from R-1 to R-10 is consistent with surrounding zoning and uses. The surrounding portions of the N.E. 8th Street corridor include several multifamily and commercial uses that serve the transit-oriented nature of the corridor. The site immediately to the east is zoned R-30 and has an existing three-story multi-family building. Across the street to the northeast the area is zoned R-20 and R-30. The R-20 and R-30 districts are intended to be convenient to centers of employment and have primary access to arterial streets. The proposed rezone to R-10 is more restrictive and may be utilized as a buffer between Suburban Residential Districts and moderate density residential or commercial districts.

Additionally, the existing site constraints and zoning standards will provide buffers to surrounding uses. The proposed rezone site area is 143,733 square feet (3.35 acres). There are two site constraints including a 110-foot wetland buffer and a 100-foot Puget Sound Power & Light Electric Easement. The zoning would require a 30-foot transition from the property line per 20.25B.040.B and a 20-foot front yard setback per LUC 20.20.010. The actual buildable area of the site is 18,790 SF. Therefore, 13% of the site is buildable area and 87% will remain open space. See attached Exhibit D, which identifies wetlands and delineates the required buffers, easements, and setbacks.

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

The proposed rezone will support the City's land use and transportation goals to invest in N.E. 8th as a multi-modal corridor. The community as a whole will benefit from added zoning capacity for multifamily housing opportunities near transit. Currently, the Property is not ideal for golf club operations but could only allow for development of single-family homes. The proposed rezone to R-10 will allow for modest multifamily development that serves as an appropriate buffer between lower density zones and medium density multifamily zones in the surrounding vicinity. The Application is also consistent with the City's vision for sustainable and equitable urban development. It has environmental benefits that result from reduction in vehicle miles traveled and increases in multi-modal housing options that reduce the reliance on SOV and provide for walkable communities.

Respectfully,

Brenda K. Barnes

Brenda K Barnes, Partner
CLARK | BARNES

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 =	47,088 SF
EASEMENTS (OUTSIDE OF CRITICAL AREA) =	26,598 SF
DEVELOPABLE AREA (UNENCUMBERED + EASEMENTS) =	73,686 SF

AREAS OF LOT B WITH 110' BUFFER PER CITY OF BELLEVUE:

TOTAL LOT B AREA =	145,773 SF
TOTAL CRITICAL AREA (WETLAND BUFFER) =	91,969 SF
UNENCUMBERED AREA =	33,417 SF
EASEMENTS (OUTSIDE OF CRITICAL AREA) =	20,347 SF
DEVELOPABLE AREA (UNENCUMBERED + EASEMENTS) =	53,746 SF

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

BOUNDARY LINE ADJUSTMENT EXHIBIT

GLENDALE COUNTRY CLUB

0 30 60 90
SCALE: 1" = 30'

JOB NO. 17224
JANUARY 15, 2020