

WHAT WE'RE PROPOSING AND WHY

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

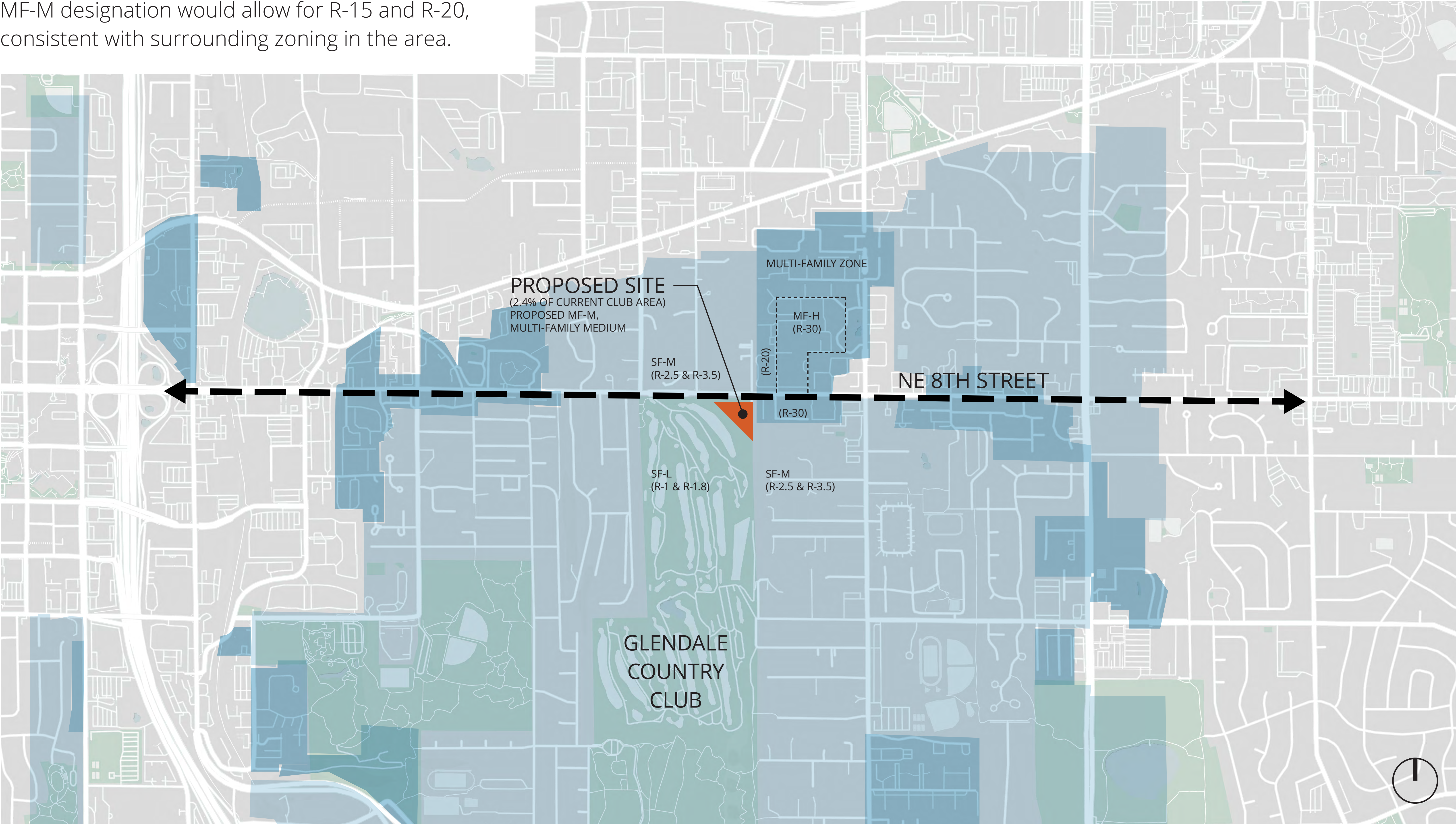
A change to the City of Bellevue Comprehensive Plan designation for this small property and subsequent change in zoning would eventually allow for modest residential development along NE 8th Street.

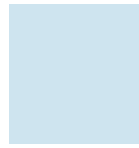
We are very mindful of our neighbors in the area. The designation that would only allow for development of a similar scale to nearby properties. All wetlands will be preserved on the site.



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

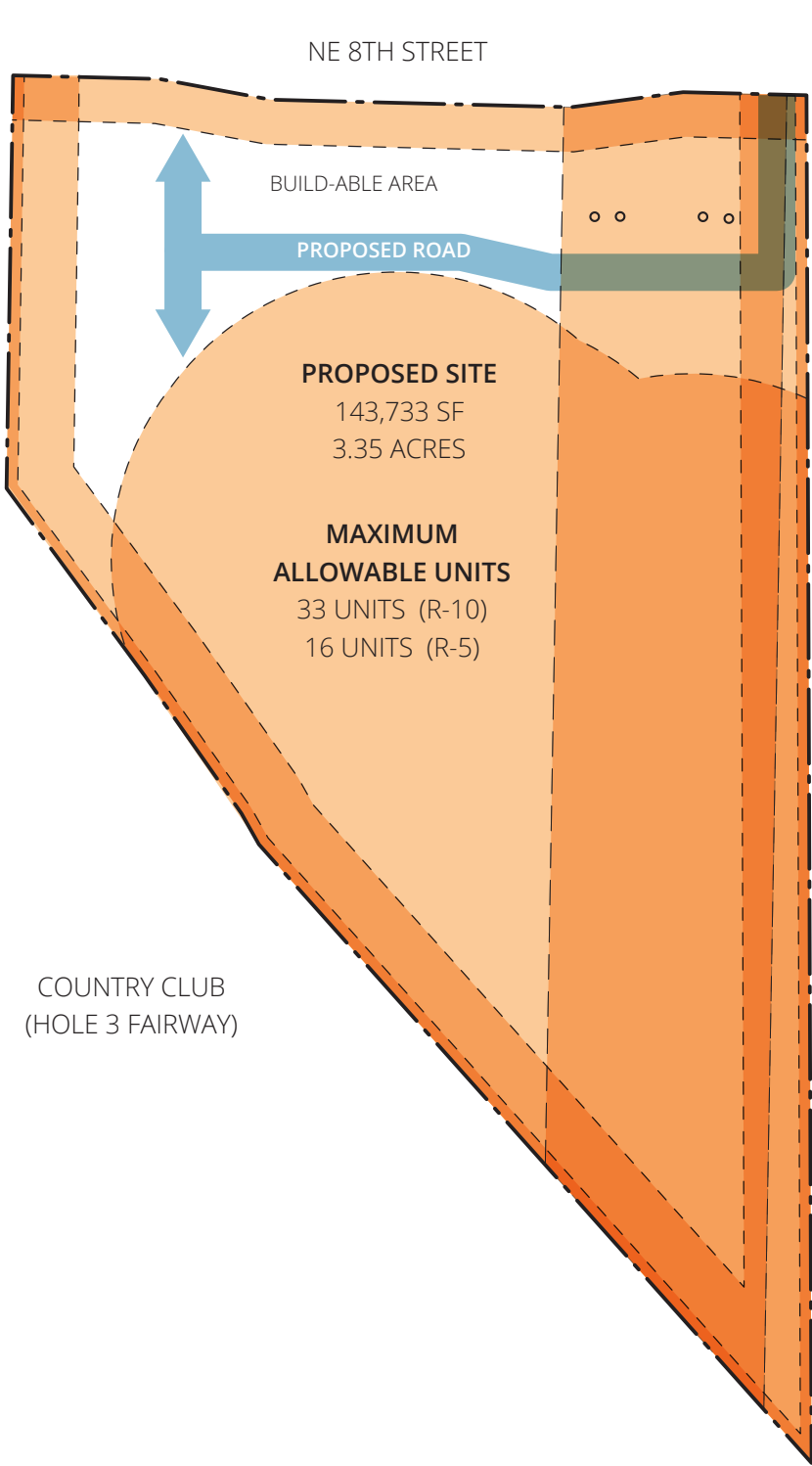
VICINITY ZONING MAP

GLENDALE COUNTRY CLUB

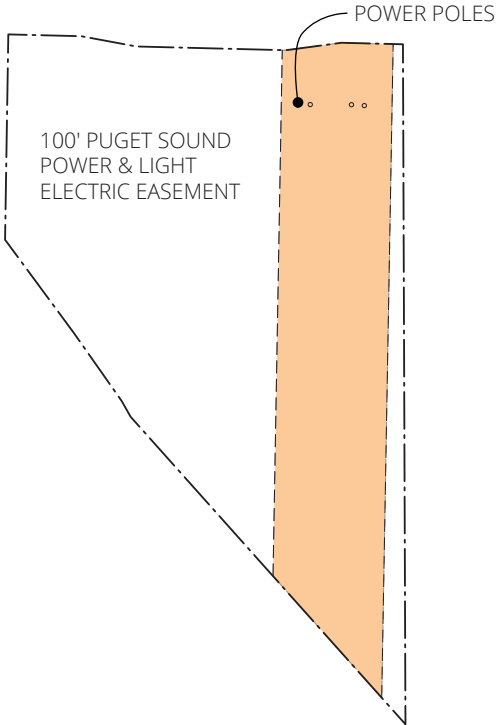
Street Composite. NE 8th Street, Looking South



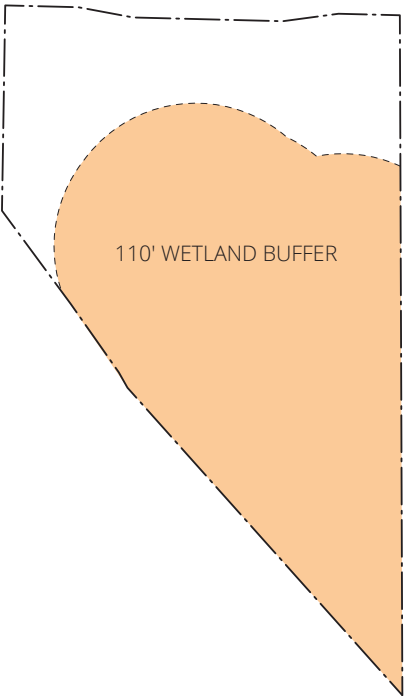
DEVELOPMENT AREA



DEVELOPMENT AREA



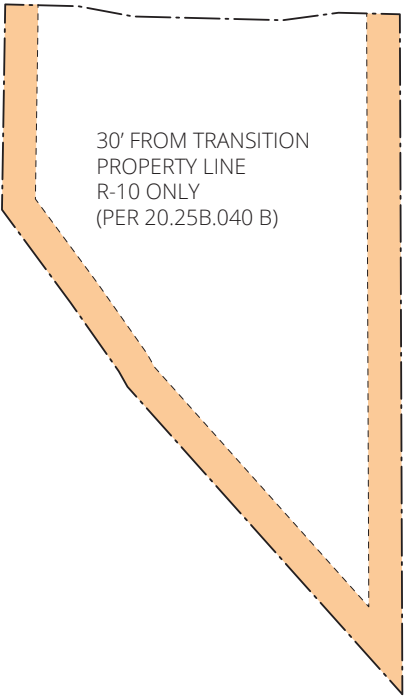
UTILITY EASEMENT



WETLAND SETBACK



ZONING SETBACKS



TRANSITION ZONE EASEMENT (R-10)

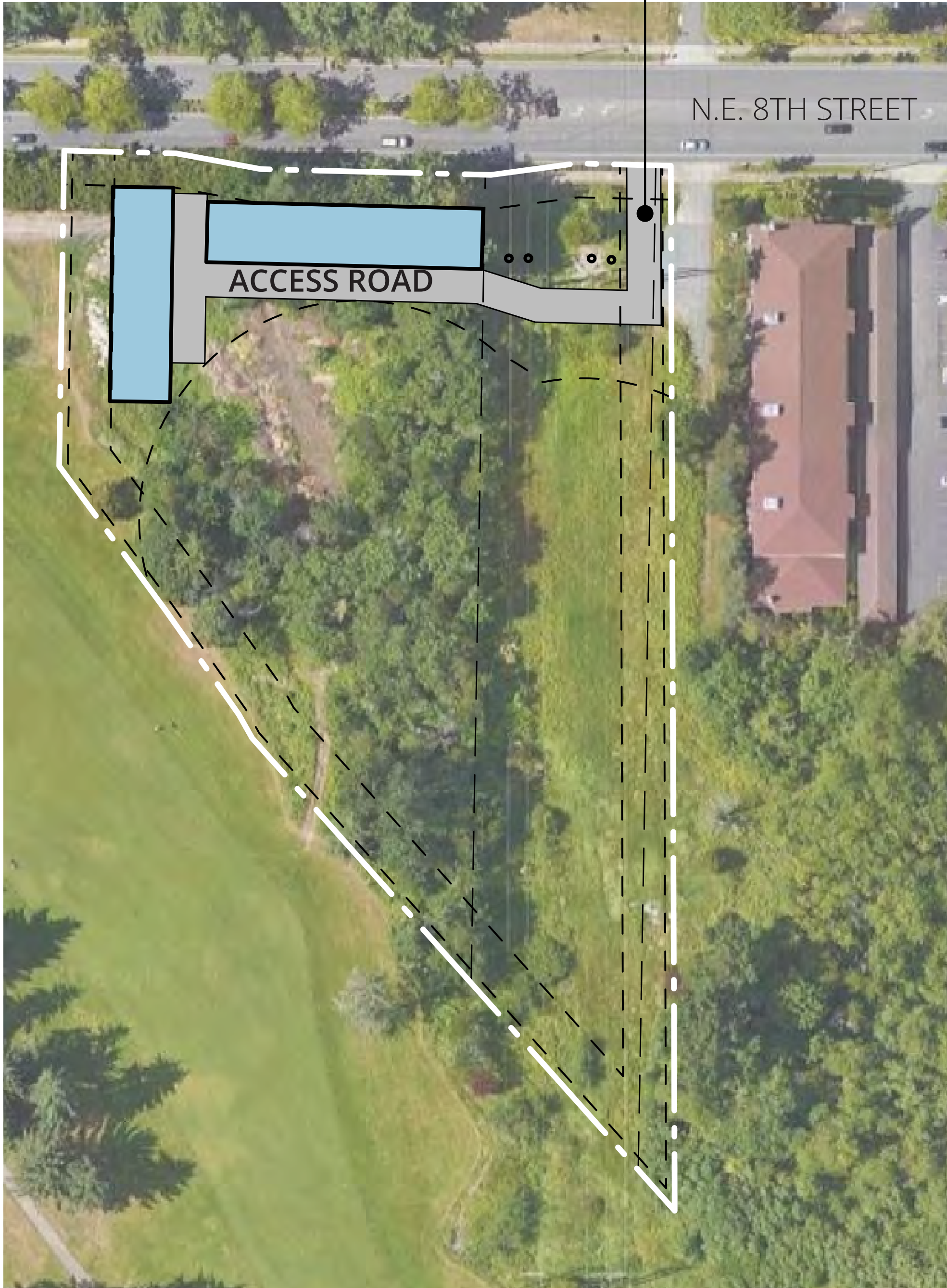
AN OPPORTUNITY FOR LOW-DENSITY HOUSING;
PRESERVING WETLANDS AND OPEN SPACE

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).

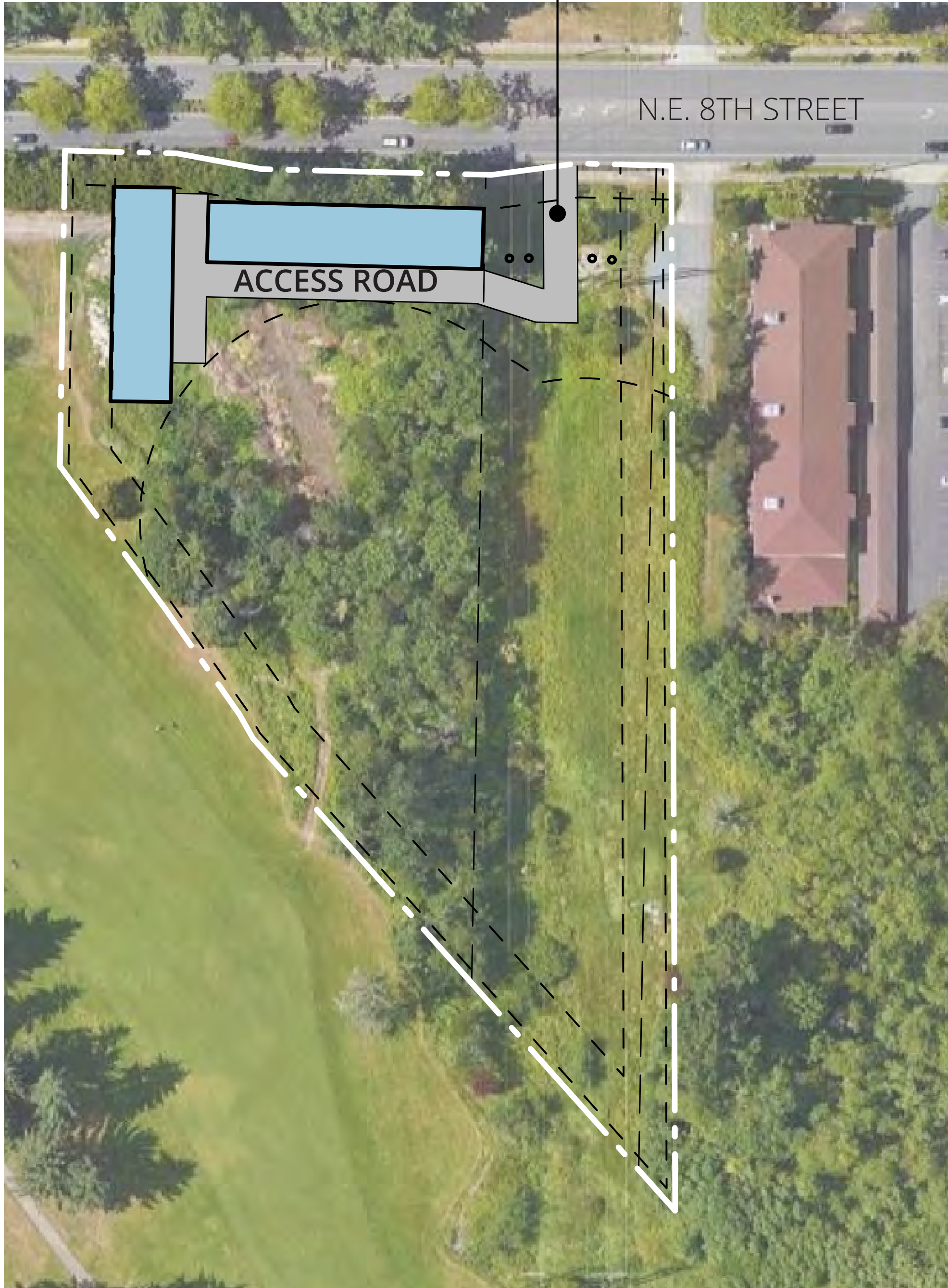
The majority of the land would be maintained as **wetlands and open space**. While no concrete plans exist, a possible overlay scheme shown below.

WHAT WE HEARD
We heard concern from neighbors that the new entrance 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)

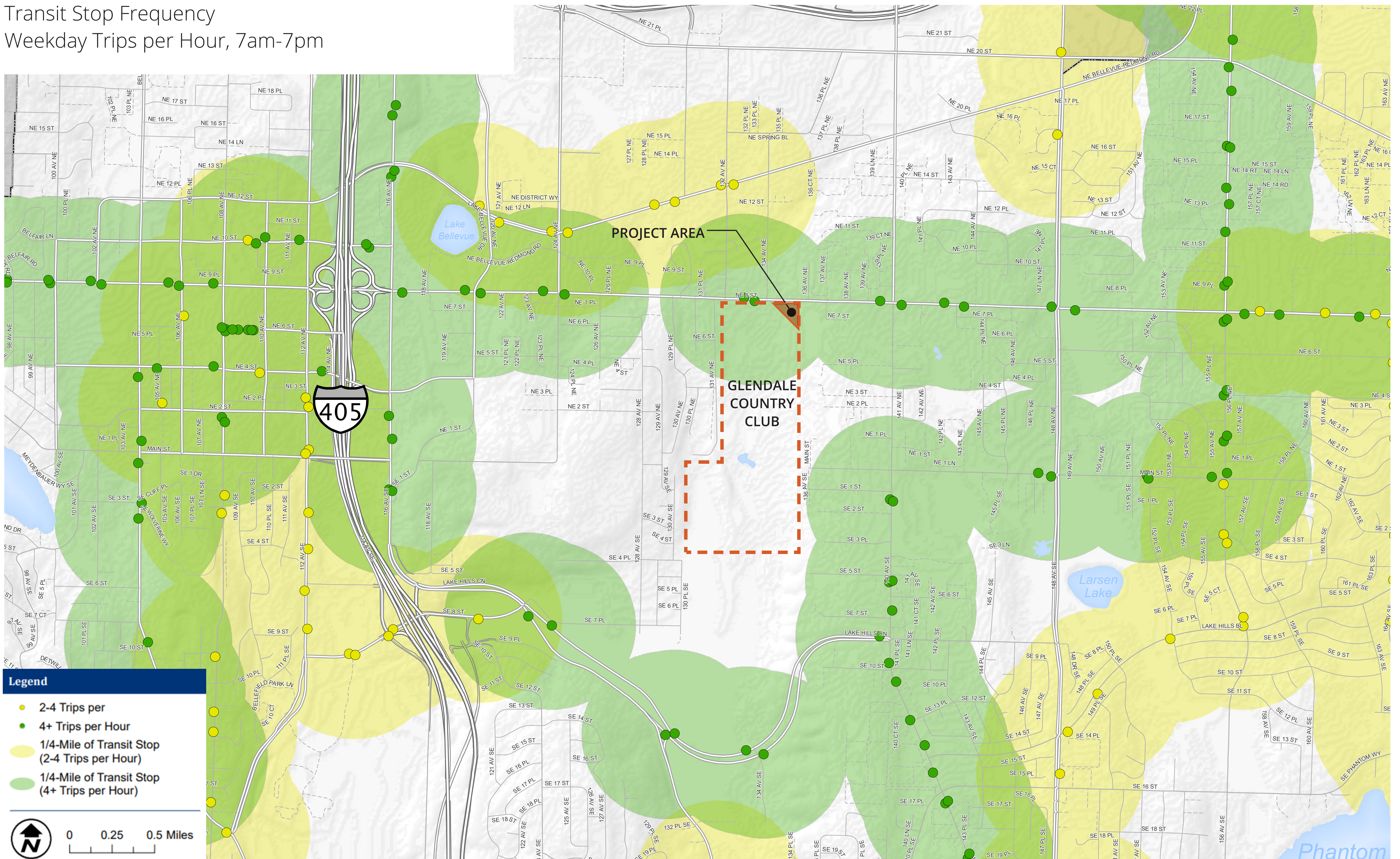


CURRENT DESIGN

POSSIBLE DEVELOPMENT OVERLAY

Transit Stop Frequency

Weekday Trips per Hour, 7am-7pm



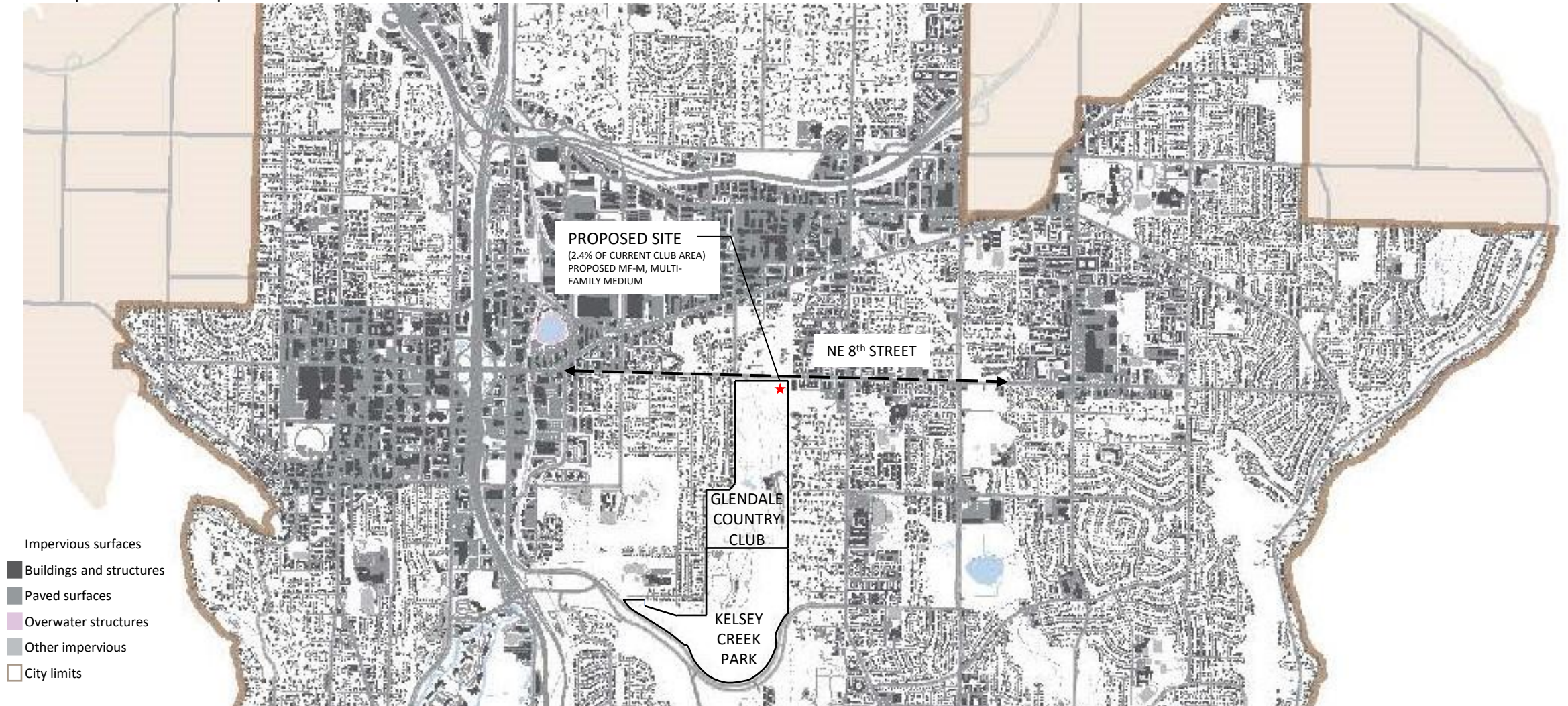
FREQUENT TRANSIT OVERLAY



CLARK
BARNES

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](#).

