City of Bellevue

MEMORANDUM

DATE: February 17, 2011

TO: Chair Kasner, Members of the East Bellevue Community Council

FROM: Mike Upston, Senior Planner

SUBJECT: Health Club @ Kelsey Creek Center (11-103765-LB)

On March 1, 2011 the East Bellevue Community Council (EBCC) will hear a presentation about the proposed health club at Kelsey Creek Center. The public notice posting for the conditional use permit application and the public meeting are attached.

Existing Site and Current Conditions
The 15 acre Kelsey Creek Center site is a commercially-zoned property that has served the surrounding neighborhood with commercial services for many years. However, with the departure of K-Mart from its 106,000 square foot building, the site has become severely underutilized. In the years since K-Mart's departure, residents have expressed concern about the negative impacts of the underutilized site to their neighborhood's image and property values.

Proposed Property Redevelopment
The City is currently reviewing a Design Review application and construction permit plans for redevelopment of the entire Kelsey Creek Center (see attached Preliminary Site Plan). Included in this redevelopment proposal is the intent to re-tenant the former K-Mart building for use by multiple commercial tenants. One of those tenants is anticipated to be a health club.

Approval Request
As dictated by the concomitant zoning agreement for this property, a Conditional Use Permit must be approved in order to allow the proposed health club. The Land Use Code decision criteria for Conditional Use Permits with relevant comprehensive plan policies is attached.

Next Steps
In the coming weeks City staff will accept public comments on the application while reviewing for compliance with the City's applicable Land Use policies and regulations, as well as analyzing potential impacts and associated mitigation measures.
A public hearing with the Hearing Examiner on this item is expected within the next few months with City Council action thereafter. This Conditional Use Permit process concludes with the EBCC for approval or disapproval of City Council action.

Conclusion
Staff requests any feedback or comments you have on the proposed Conditional Use Permit. Please contact me if you have any questions prior to the March 1st meeting.

Attachments:
- EBCC public meeting notice
- City application
- Project Proposal/Narrative
- Conditional Use Permit Decision Criteria
- Preliminary Site Plan
- Building Illustrations

CITY OF BELLEVUE

EAST BELLEVUE COMMUNITY COUNCIL

PUBLIC MEETING NOTICE

Rules of Procedure are available at the City Clerk's Office

The East Bellevue Community Council will hold a courtesy public meeting during its Regular Meeting on **Tuesday, March 1, at 6:30 p.m.**, in the Lake Hills Clubhouse, 15230 Lake Hills Boulevard, to discuss a Conditional Use application for property at 15015 Main Street, as applicable within their jurisdiction:

Conditional Use File No. 11-103765-LB

- Conditional Use application for a health club within the existing commercial center.

Written comments may be addressed to the East Bellevue Community Council in care of Michelle Murphy, Deputy City Clerk, P.O. Box 90012, Bellevue, WA 98009.

Posting/Publication Date: February 17, 2011

Development Services
Permit Processing 425-452-4898

Application for
LAND USE APPROVAL

APPLICATION DATE 2-2-11	TECH	CIP PROJ #	PROJECT FILE # 11 103765 LB

☐ Administrative Conditional Use-LA ☐ Boundary Line Adjustment-LW ☐ Planned Unit Development-LK ☐ Planned Unit Dev Combined w/Plat-LK ☒ Conditional Use-LB ☐ Conditional Use Shoreline Mgmt-WA/WG ☐ Design Review-LD ☐ Final Plat-LG	☐ Binding Site Plan-LF ☐ Final Short Plat-LF ☐ Land Use Approval Amendment-LI ☐ Land Use Exemption-LJ ☐ Critical Land Use Permit Admin-LO ☐ Preliminary Plat-LL ☐ Antenna no Building Permit w/SEPA-CA	☐ Preliminary Short Plat-LN ☐ Preliminary SEPA Review-LM ☐ Shoreline Development-WG ☐ Shoreline Exemption w/o SEPA-WD ☐ Shoreline Exemption w/SEPA-WE ☐ Shoreline Variance-WF ☐ Variance-LS
	NOTICE OF COMPLETENESS: Your application is considered complete 29 days after submittal, unless otherwise notified.	

1. **Property Address** 15015 MAIN ST. Zoning CB
   Project Name (if applicable) KELSEY CREEK CENTER Tax Assessor # 3525059060
2. **Applicant** GROUP MACKENZIE Phone (206) 749-9993
   Address 500 UNION ST. #545 City, State, Zip SEATTLE, WA 98101
3. **Contact Person** MICHAEL CHEN Phone (206) 749-9993
   E-Mail Address MCHEN@GRPMACK.COM FAX # (206) 749-5565
   Address 500 UNION ST. #545 City, State, Zip SEATTLE, WA 98101
4. **Engineer/Architect/Surveyor** SAME AS ABOVE Phone (____)
   Address ____ City, State, Zip ____
5. Description of proposed project, use, exemption, or variance
   CUP TO ALLOW HEALTH CLUB USE IN THE CB ZONE, PER ZONING CONCOMITANT AGREEMENT
   Proposed Building Gross Square Footage ____ Proposed Structure Parking Gross Square Footage N/A
6. **Nature of Project (if applicable)**
   Current use of property and existing improvements CURRENT BLDG IS VACANT, SEPERATE PERMIT TO RENNOVATE
   Identify any adjacent water area/wetlands or significant natural features (i.e., streams, wetlands, views, significant trees, water bodies, etc) on or within 200 feet of the property.
   LAKE LARSON + KELSEY CREEK
7. If **SHORT PLAT or SUBDIVISION** Application: Total Acreage ____ Number of Proposed Lots ____
   Has this property been previously subdivided? If yes, Date ____ Recording # ____
   If this is a Final Plat or Final Short Plat, what is the Preliminary project file # ____
8. If **SHORELINE MANAGEMENT**: Total cost or fair market value of the project (whichever is higher) $ ____
   If a single family residence or pier is proposed, is it intended for the owner's own personal use? ☐Yes ☐No
   If Shoreline Variance, the development will be located:
   ☐ Landward ☐ Waterward of the ordinary high water mark. **AND/OR** ☐ Outside ☐ Inside areas designated as marshes, bogs or swamps by the Dept. of Ecology. (Chapter. 173.22. WAC)

BCC 23.10.033 - Agreement regarding vested rights: The filing of an application for any of these required approvals prior to the filing of a valid and complete application for a building permit shall not establish or create a vested right to proceed with construction of any proposed project.

I certify that I am the owner or owners authorized agent. If acting as an authorized agent, I further certify that I am authorized to act as the Owners agent regarding the property at the above-referenced address for the purpose of filing applications for decision, 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 2/2/11
(Owner or Owners Agent)

Revised 10/17/08

Health Club @ Kelsey Creek Center
Project Proposal/Narrative

The proposed health club at Kelsey Creek Center would be located within an approximately 50,000 square foot portion of the former K-Mart building. This is one of three future uses anticipated for this building.

Design Review for redevelopment of the entire Kelsey Creek Center is currently underway, and construction permits are pending. The building exterior is being designed with elements typical of northwest architectural style. Materials consist of concrete masonry block, wood siding, rough cut timber, corrugated metal sheet panel, and standing seam metal roof panel.

A health club would complement the existing and proposed uses at Kelsey Creek Center and provide a valuable recreation and social opportunity for the surrounding neighborhood, consistent with land use policies contained in the City's Comprehensive Plan.

While health clubs are permitted outright according to the property's baseline Commercial Business (CB) zoning designation, the concomitant zoning agreement requires a conditional use permit. The purpose for the conditional use permit is to provide a formal process for identifying the impacts associated with this use and ensuring that they can be adequately mitigated.

CONDITIONAL USE PERMIT DECISION CRITERIA
20.30B.140

The City may approve or approve with modifications an application for a Conditional Use Permit if:

1. **The proposal is consistent with the Comprehensive Plan.**

Pertinent Southeast Bellevue Subarea Policies

Policy S-SE-7. Expand uses in neighborhood commercial districts to better serve the needs of surrounding neighborhoods by allowing for a variety of retail, office, and residential uses; provided that the character and level of development is of a low intensity which is compatible with the adjacent residential districts.
Policy S-SE-8. Require upgrading of buildings and landscaping of all existing retail and office development areas to meet current City standards.
Policy S-SE-9. Require designs to complement and enhance the residential character of the area, including maintenance of buildings, grounds, signs, and site development.
Policy LU-8. Ensure that commercial land uses are contained within carefully delineated areas.
Policy LU-9. Maintain compatible use and design with the surrounding built environment when considering new development or redevelopment within an already developed area.

Pertinent Land Use Element Policies

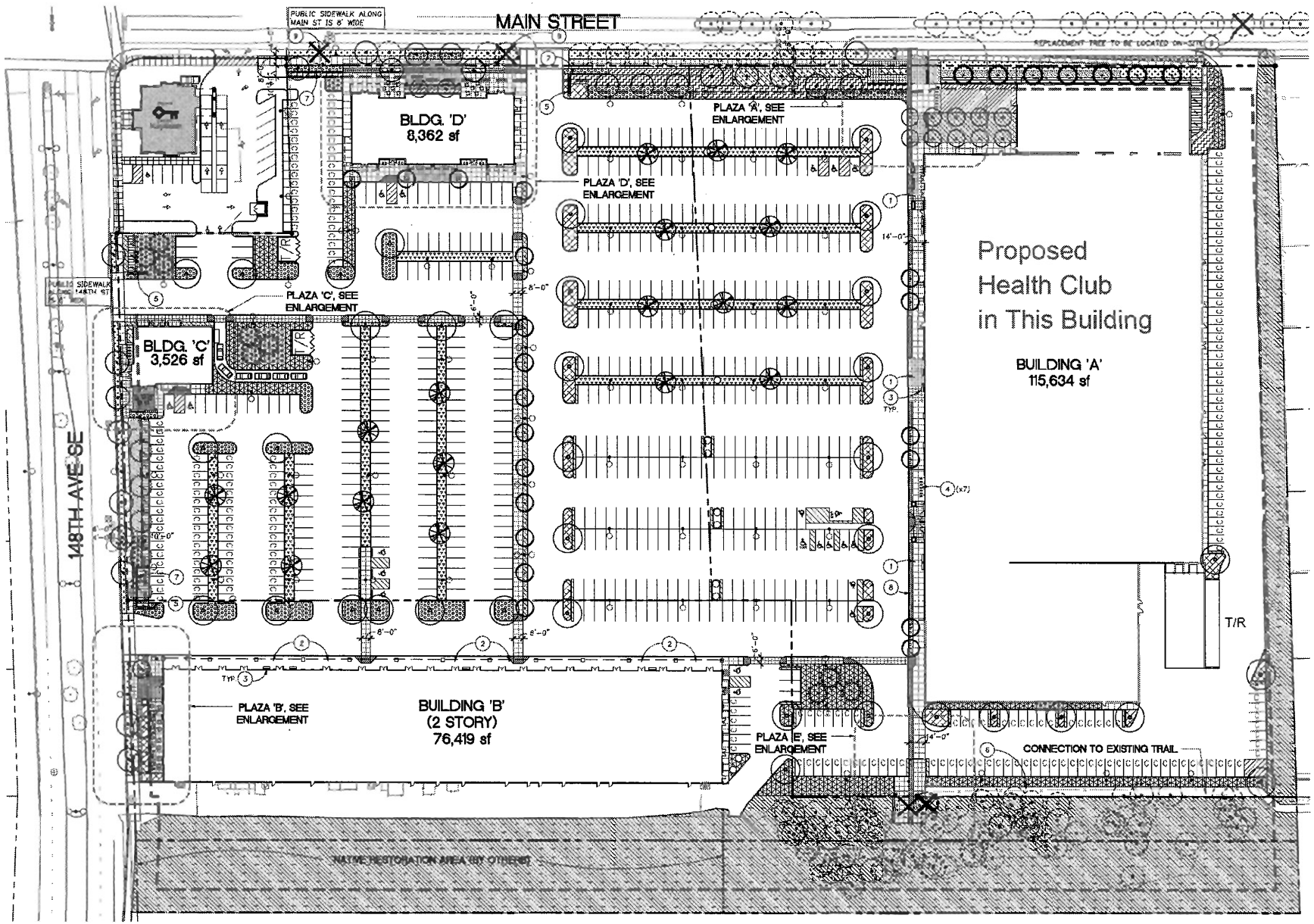
Policy LU-13. Reduce the regional consumption of undeveloped land by facilitating redevelopment of existing developed land when appropriate.
Policy LU-22. Protect residential areas from the impacts of non-residential uses of a scale not appropriate to the neighborhood.

2. **The design is compatible with, and responds to, the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity.**

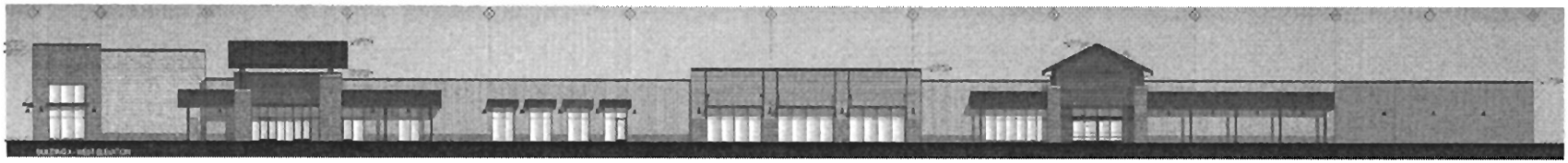
3. **The conditional use will be served by adequate public facilities including streets, fire protection, and utilities.**

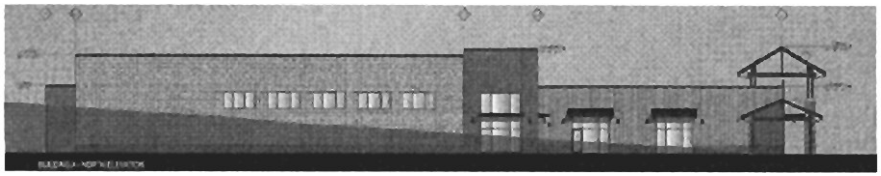
4. **The conditional use will not be materially detrimental to uses or property in the immediate vicinity of the subject property.**

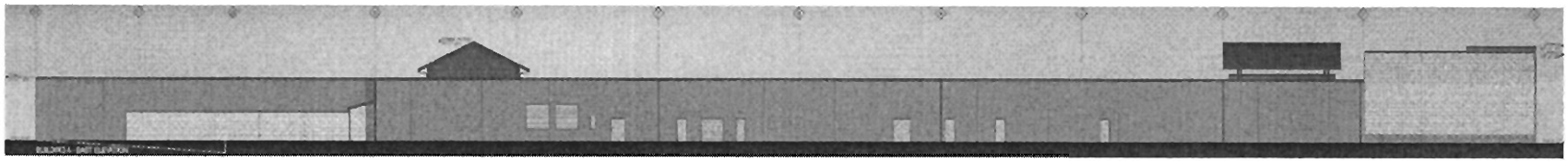
5. **The conditional use complies with the applicable requirements of this Code.**

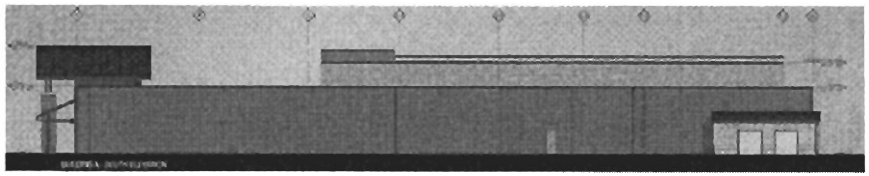


Preliminary Site Plan

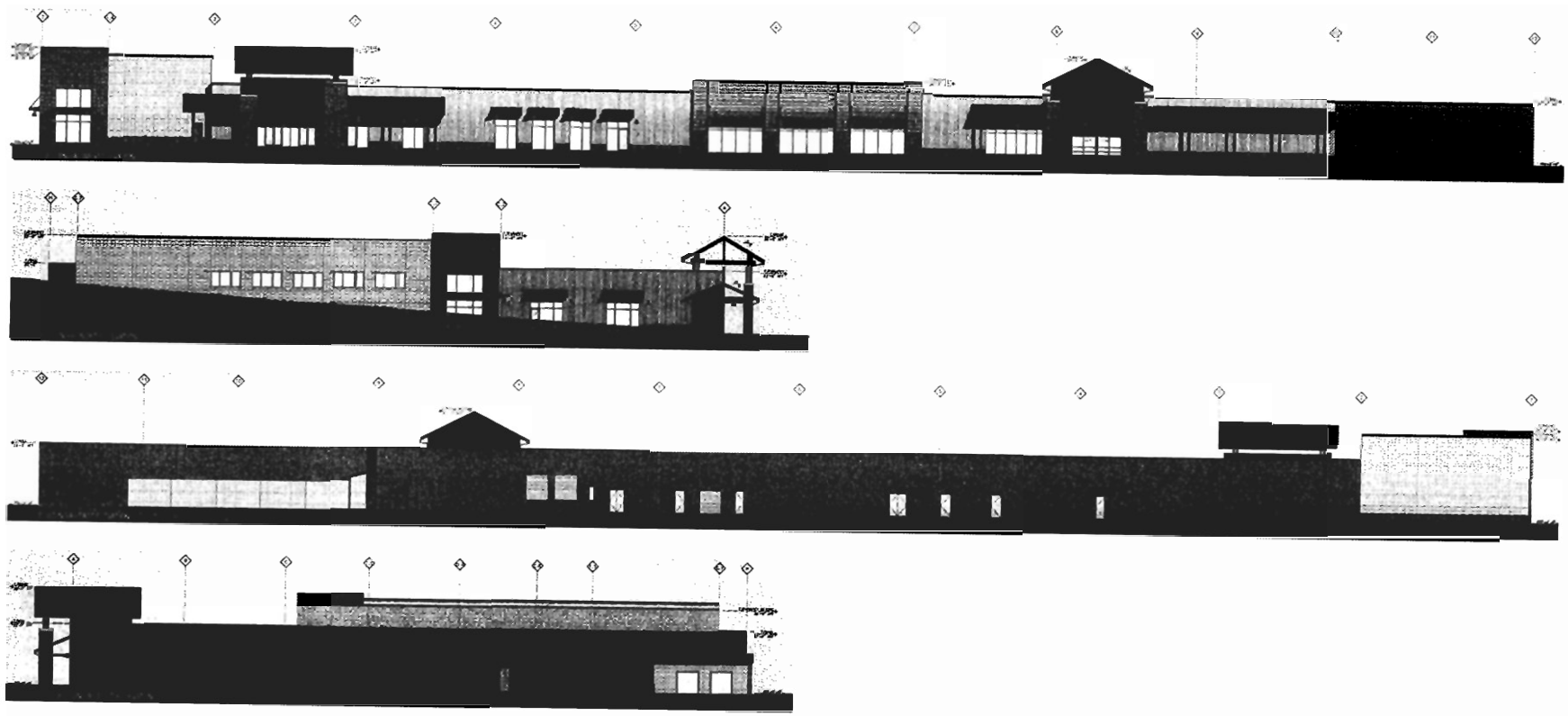








Building Illustrations



Building Illustrations