

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, May 7, 2013, at 6:30 p.m.**, in the Lake Hills Clubhouse, 15230 Lake Hills Boulevard, to consider a Rezone application for property at 15015 Main Street, as applicable within their jurisdiction:

Kelsey Creek Rezone

- Amend King County Concomitant Agreement #20100518000442 to permit certain uses of less than 10,000 square feet for personal services, finance, insurance and real estate and select recreation activities at existing shopping center.

Project File No. 13-107421-LQ

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 prior to the meeting, or comments may be entered during the public meeting. Questions about the proposed rezone may be directed to Elizabeth Stead, Urban Planning Manager, Development Services, 425-452-2725 or estead@bellevuewa.gov.

Posting/Publication Date: April 30, 2013



MEMORANDUM

DATE: April 25, 2013

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

FROM: Liz Stead, Urban Design Planning Manager

SUBJECT: Kelsey Creek Shopping Center Rezone

On May 7th, 2013 the East Bellevue Community Council (EBCC) will hear a presentation from the applicant and City staff about a request to amend King County Concomitant Agreement #20100518000422 that governs permitted uses to allow personal services and finance, insurance and real estate uses as well as certain recreation activities including health clubs, athletic clubs and recreation instruction uses within the Kelsey Creek Shopping Center.

This memorandum will provide background information about the current status of the shopping center, the history of the existing concomitant agreement, and the request for modifications to the existing concomitant.

Existing Site Conditions

The 15.23 acre Kelsey Creek Shopping Center site is a commercially-zoned property that has served the surrounding neighborhood with retail and limited office uses for many years. The site is placed under the Community Business (CB) designation of the Comprehensive Plan for the City of Bellevue. The project site is located at the southeast corner of Main Street and 148th Ave SE. In 2009 the owner of the site requested a Concomitant Zoning Agreement (CZA) for the site to facilitate redevelopment of the shopping center under file number 09-113801 LQ. This rezone was granted in March of 2010 after review by Hearing Examiner, City Council and the East Bellevue Community Council.

Project Proposal

The requested rezone would amend the existing CZA to allow additional service and recreation activities that are compatible with other existing uses in the Kelsey Creek Shopping Center. The current CZA prohibits all Service Uses except as modified for Business Services. The request that we are considering would add additional Service Uses up to 10,000 square feet in area to the list of approved Service Uses in the Kelsey Creek Shopping Center.

The applicant has requested the addition of the following uses to the list of allowed Service Uses; Personal Services and Finance, Insurance, Real Estate Services (FIRE). These services are compatible with other existing uses in Kelsey Creek. Personal services uses provide services involving the care of a person for their daily needs, including laundry and dry cleaning services, beauty shops, barber shops, shoe repair shops and tailors. FIRE uses compliment these uses by contributing to the public welfare in accommodating for daily and long-term personal and business needs

In addition to the update to the allowed Service Uses, the applicant has requested that there be updates to the Recreation Uses allowed in the center as well. Specifically, the applicant has requested to add health clubs, athletic clubs and recreation instruction uses up to 10,000 square feet in area to the list of uses that are allowed outright in the center. Recreation activities include athletic clubs, health clubs, and recreational instruction that benefit the public welfare.

The proposed rezone would allow the Kelsey Creek Shopping Center to provide certain uses that complement existing retail businesses. All the uses proposed are consistent with a CB designation and are appropriate to benefit the reasonable development of the center.

Approval Request

The applicant requests an amendment to the existing CZA to permit the uses discussed above. The Land Use Code's decision criteria for Rezone applications along with a brief discuss is attached.

Next Steps

In the coming months City staff will accept public comments on the application while developing specific code language to support the proposal. A public hearing with the Hearing Examiner on this item is expected near the end of the second quarter of 2013 with City Council action potentially the beginning of the third quarter of 2013. The Rezone 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 Rezone. Please contact me if you have any questions prior to the May 7th meeting.

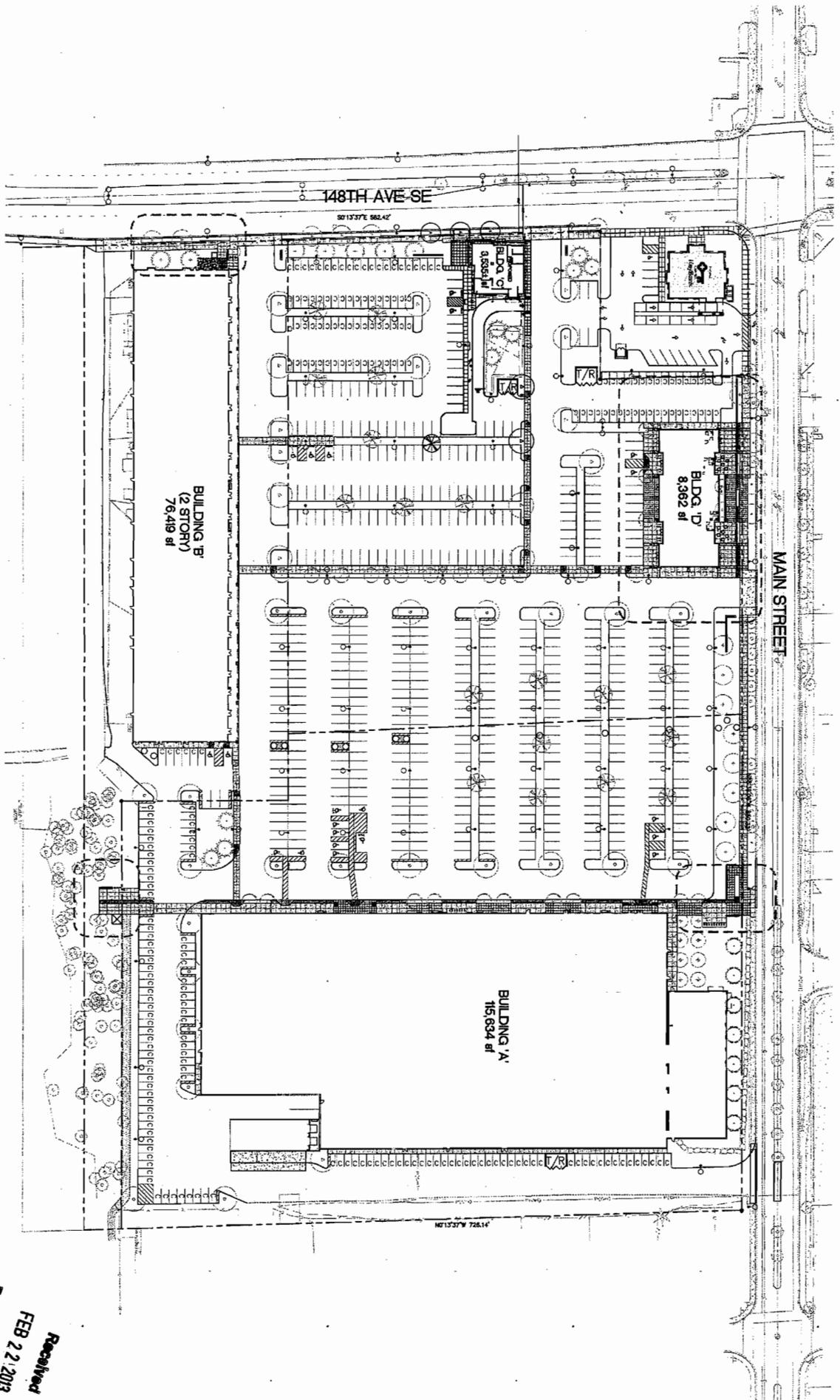
KELSEY CREEK CENTER - SITE PLAN
BELLEVUE, WASHINGTON



FEBRUARY 20, 2013

GROUP
MACKENZIE
044709013.01

Received
FEB 22 2013
Permit Process





DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 13-107421 LQ

Project Name/Address: Kelsey Creek Shopping Center
15015 Main Street

Planner: Liz Stead

Phone Number: 425.452.2725

Minimum Comment Period: May 2, 2013

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Plans
- Other:

ENVIRONMENTAL CHECKLIST

4/18/02

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

BACKGROUND INFORMATION

Property Owner: Kelsey Creek Center LLC

Proponent: PMF Investments (Nat Franklin)

Contact Person: Ian Morrison
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 701 Fifth Avenue, Suite 6600 Seattle, WA 98107

Phone: 206.812.3380

Proposal Title: Kelsey Creek Shopping Center Services and Activities Rezone

Proposal Location: 15015 Main Street, Bellevue, WA 98007
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: Amend King Co. Concomitant Agreement # 20100518000442 to permit certain uses less than 10,000 sf. (personal services, FIRE and select recreation activities) at existing shopping center.
2. Acreage of site: 14.2 acres (entire site); 2,365 sf. (existing personal service business); 50,700 sf. (existing health club).
3. Number of dwelling units/buildings to be demolished: None
4. Number of dwelling units/buildings to be constructed: None
5. Square footage of buildings to be demolished: None
6. Square footage of buildings to be constructed: None
7. Quantity of earth movement (in cubic yards): None
8. Proposed land use: Uses less than 10,000 sf. in size in existing Kelsey Creek Shopping Center, including personal services and finance, insurance and real estate ("FIRE") and recreation activities.
9. Design features, including building height, number of stories and proposed exterior materials:
Same as existing shopping center. Recreation activities uses to include athletic clubs, health clubs and recreation instruction.
10. Other

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FEB 22 2013
Permit Processing

Estimated date of completion of the proposal or timing of phasing:

Complete.

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

No.

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

N/A

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

None.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

Any tenant improvement permits for future uses.

Please provide one or more of the following exhibits, if applicable to your proposal. (Please check appropriate box(es) for exhibits submitted with your proposal):

- Land Use Reclassification (rezone) Map of existing and proposed zoning
- Preliminary Plat or Planned Unit Development
Preliminary plat map
- Clearing & Grading Permit
Plan of existing and proposed grading
Development plans
- Building Permit (or Design Review)
Site plan
Clearing & grading plan
- Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site: Flat Rolling Hilly Steep slopes Mountains Other
- b. What is the steepest slope on the site (approximate percent slope)?
Approximately 2.5%
- c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Sandy silts and silty clays underlain by till. Peat is present near the Kelsey Creek culvert.

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

No.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

N/A

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

No.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Same as existing.

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

N/A

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Emissions from shopping center customer's automobiles.

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

No.

c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

None.

3. WATER

a. Surface

(1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If

appropriate, state what stream or river it flows into.

Kelsey Creek is contained in a new bottomless aluminum culvert beneath the existing paved parking lot. The culvert trends north/south through the approximate center of the property. Kelsey Creek originates south of the property at Larsen Lake and ultimately discharges into the Mercer Slough.

- (2) 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.

No.

- (3) 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 fill material.

N/A

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

No.

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

A portion of the site is located within the 100-year floodplain.

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

No.

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No.

- (2) 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.

N/A

c. Water Runoff (Including storm water)

- (1) 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.

Same as existing condition. Currently, stormwater runoff from existing shopping center is filtered by rain gardens or storm water filters before it is discharged into municipal system.

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

No.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

N/A.

4. Plants

a. Check or circle 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
 wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
 water plants: water lily, eelgrass, milfoil, other
 other types of vegetation

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

None.

c. List threatened or endangered species known to be on or near the site.

None.

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

None.

5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

None on site. Various urban tolerant species of bird, fish and small mammals may be present near the site.

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

None.

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

No.

d. Proposed measures to preserve or enhance wildlife, if any:

None.

6. Energy and Natural Resources

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

Existing electrical and natural gas service.

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

No.

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

None.

7. Environmental Health

a. 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.

No.

(1) Describe special emergency services that might be required.

Potentially police, fire or EMT response typical to an existing retail use.

(2) Proposed measures to reduce or control environmental health hazards, if any.

N/A

b. Noise

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

None.

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

None.

- (3) Proposed measures to reduce or control noise impacts, if any:

None.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

Kelsey Creek Shopping Center.

- b. Has the site been used for agriculture? If so, describe.

Not recently.

- c. Describe any structures on the site.

Shopping center retail buildings.

- d. Will any structures be demolished? If so, what?

No.

- e. What is the current zoning classification of the site?

Community business ("CB") and King County Concomitant Agreement # 20100518000442.

- f. What is the current comprehensive plan designation of the site?

Southeast Bellevue Subarea Plan; Community business ("CB").

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

N/A

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Kelsey Creek passes through a six arched aluminum culvert with natural creekbed under the existing parking lot

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

Same as the existing shopping center, including less than ten (10) workers at an existing personal service use (massage center) and less than twelve (12) workers at an existing health club use (LA Fitness).

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

None.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

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

None.

9. Housing

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

None.

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

None.

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

None.

10. Aesthetics

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

No construction is proposed. Personal services business would be located in existing buildings.

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

None.

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

None.

11. Light and Glare

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

Existing retail lighting uses during business hours.

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

No.

- c. What existing off-site sources of light or glare may affect your proposal?
None.
- d. Proposed measures to reduce or control light or glare impacts, if any:
None.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Trails surrounding Lake Larsen to the south of Kelsey Creek Shopping Center.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
None.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
No.
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.
None.
- c. Proposed measures to reduce or control impacts, if any:
None.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
Kelsey Creek Shopping Center is served via 148th Avenue SE and Main Street.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Yes.
- c. How many parking spaces would be completed project have? How many would the project eliminate?
Proposed rezone does not modify the existing shopping center parking lot.
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
No.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Equal or less than typical retail uses.

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

None.

15. Public Services

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

No.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None.

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Electricity, natural gas, water, refuse, telephone and sanitary sewer.

b. 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.

None.

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..........

Date Submitted..... 2/21/2013

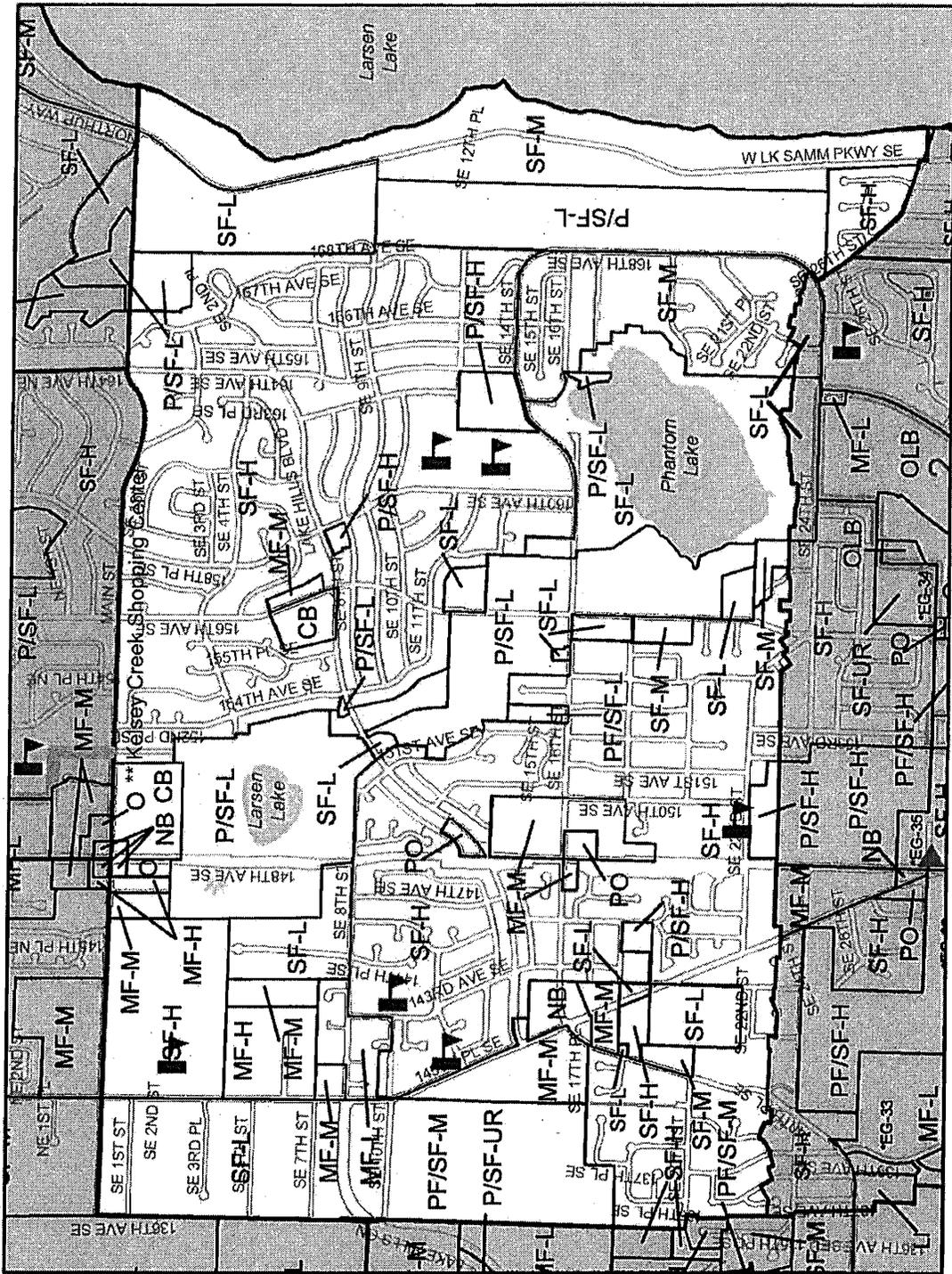


FIGURE S-SE.1
Southeast Bellevue Land Use Plan

- SF Single Family
- MF Multi Family
- L Low Density
- M Medium Density
- H High Density
- UR Urban Residential

- PO Professional Office
- O Office
- OLB Office, Limited Business
- OLB-OS Office, Open Space
- NB Neighborhood Business
- CB Community Business

- GC General Commercial
- LI Light Industrial
- PF Public Facility
- P Park

- Fire Stations
- Public Schools
- Planning Districts
- Bellevue City Limits (6/2006)
- Lakes