City of Bellevue

MEMORANDUM

DATE: May 25, 2016

TO: East Bellevue Community Council

FROM: Liz Stead, Urban Design Planning Manager

SUBJECT: Kelsey Creek Bldg. E
106 148th Avenue SE
16-128897-LD

Development Services Staff is bringing an application to your attention for improvements at the Kelsey Creek Shopping Center. The purpose of the visit is to hold a courtesy public meeting and take public comment on the proposed project. Kelsey Creek, LLC requests Design Review approval and a Threshold Determination under the State Environmental Policy Act (SEPA) to construct a new 5,853 square foot commercial building, located at the corner of Main Street and 148th Avenue SE. Currently the site is vacant, with asphalt parking and a concrete building pad. A gas station was previously in operation on the site (Shell), but was removed in 2009. The proposal includes a new mixed-use commercial building and site improvements, with landscaping, a corner feature, and parking.

The subject site is located at the north-west corner of the Kelsey Creek Center, and is approximately 0.51 acres or 22,651 square feet in size. It should be noted that the subject property is a separate parcel from the Kelsey Creek shopping center. The zoning for the site is designated as Neighborhood Business (NB) but is also within the Community Retail Design District overlay. The building will be comprised of a medical office and retail space. Medical office establishments and retail uses are permitted within the Neighborhood Business land use district.

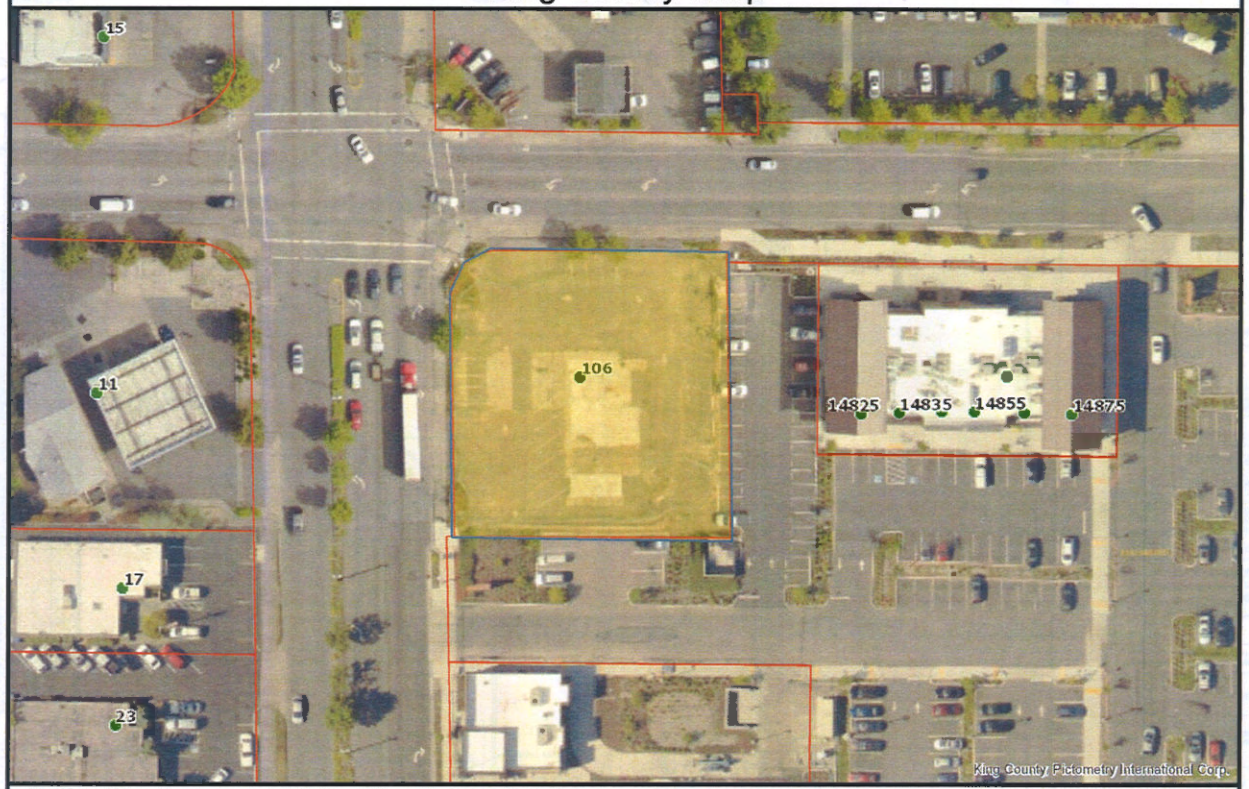
The proposed building will be single-story, with the highest roof parapet at 24 feet above existing grade. The building exterior has been designed to complement the architecture and style found in the Pacific Northwest, and the existing architectural style of the Kelsey Creek Center. Materials consist of pre-finished corrugated metal siding, hardi-plank siding, split-face concrete masonry units, and metal canopies.

Parking and landscaping on site will be upgraded with this application. The proposed commercial building requires a minimum of 26 parking spaces for the proposed uses, and the applicant is proposing to install 26 parking spaces. In addition, street frontage landscaping will be installed along both Main Street and 148th Avenue SE. A corner feature is also proposed at the corner of these two streets, which includes an overhead canopy and sitting bench.

Construction is anticipated to take approximately 3-4 months.

Attachments
Site Plans
Exterior Perspectives

King County iMap



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Date: 4/1/2016 Notes:

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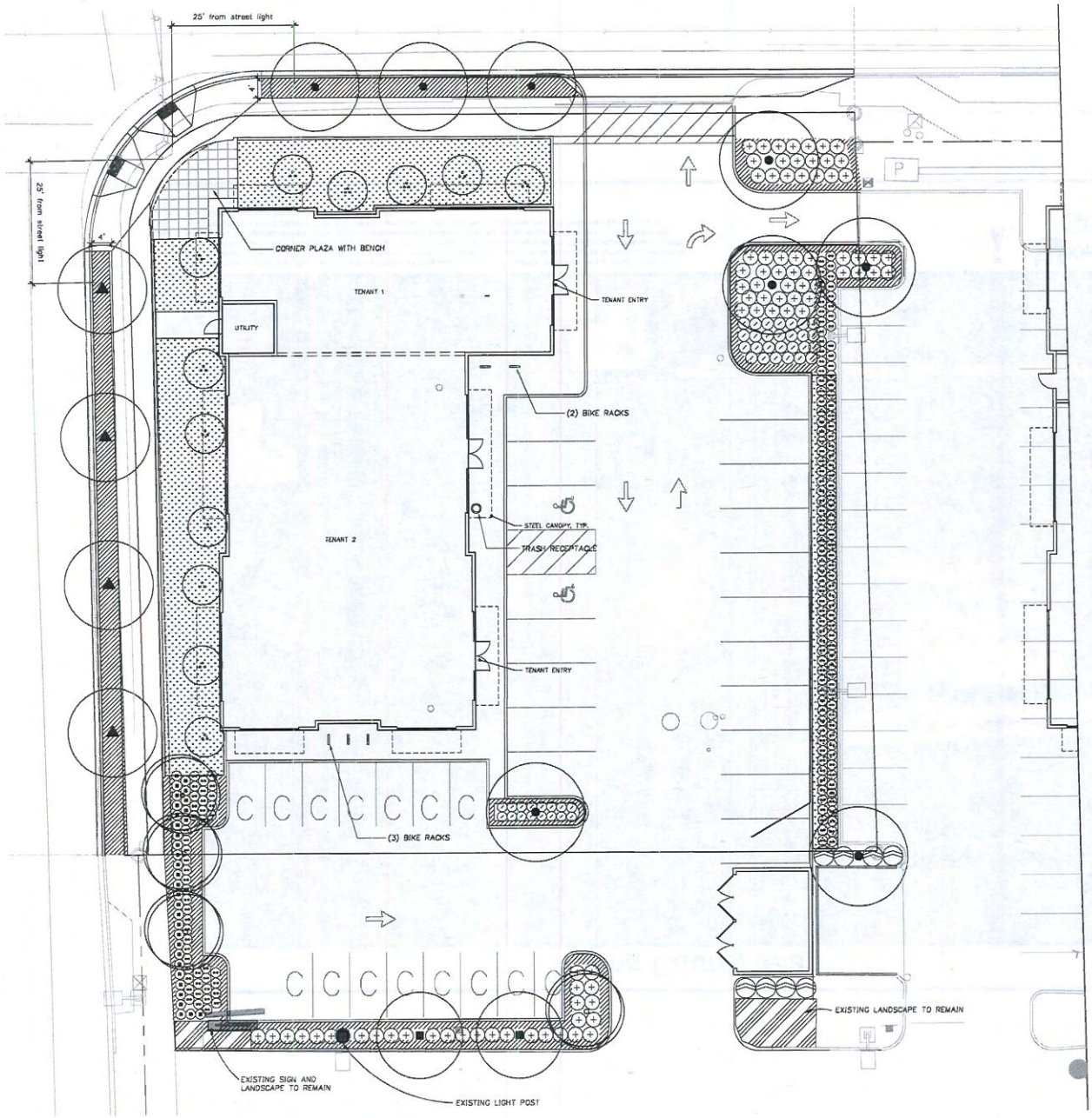
King County GIS Center



1 L2.1 LANDSCAPE PLAN
1"=10'-0"

PLANT MATERIAL SCHEDULE

SYMBOL		BOTANICAL NAME - COMMON NAME	SIZE/ SPACING
		TREES	
		PRUNUS SARGENTII 'COLUMNARIS' COLUMNAR SARGENT CHERRY	2" CAL. B&B AS SHOWN
		CARPINUS BETULUS 'FASTIGIATA' EUROPEAN HORNBEAM	2" CAL. B&B AS SHOWN
		QUERCUS COCCINEA SCARLET OAK	2" CAL. B&B AS SHOWN
		ACER GRISEUM PAPERBARK MAPLE	2" CAL. B&B AS SHOWN
		ACER CIRCINATUM VINE MAPLE	6-8' B&B, AS SHOWN
		ACER PLATANOIDES 'PARKWAY' PARKWAY MAPLE	2" CAL. B&B AS SHOWN
		SHRUBS	
		ILEX GLABRA 'SHAMROCK' SHAMROCK HOLLY	5 GAL. CONT AS SHOWN
		GROUNDCOVER/GRASSES	
	--	ARCTOSTAPHYLOS UVA-URSI KINNIKINNICK	1 GAL. CONT. 24" O.C.
	--	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	2 GAL. CONT. 24" O.C.
	--	MISCANTHUS SINENSIS 'LITTLE KITTEN' LITTLE KITTEN MAIDEN GRASS	3 GAL. CONT. 24" O.C.
		STORMWATER PLANTING	
	--	STORMWATER PLANTING	
	--	CORNUS SERICEA 'KELSEYI' KELSEY DOGWOOD	3 GAL. CONT. 24" O.C.

GENERAL NOTES

1. FULLY AUTOMATIC IRRIGATION SYSTEM TO BE INSTALLED TO MAINTAIN ALL LANDSCAPE MATERIAL.

M.
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DESIGN DRIVEN | CLIENT FOCUSED

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KELSEY CREEK CENTER, LLC
15015 Main Street
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Bellevue, WA 98007

Project
KELSEY CREEK CENTER BUILDING E

106 148th Ave
Bellevue, Washington
98007

NOT FOR CONSTRUCTION

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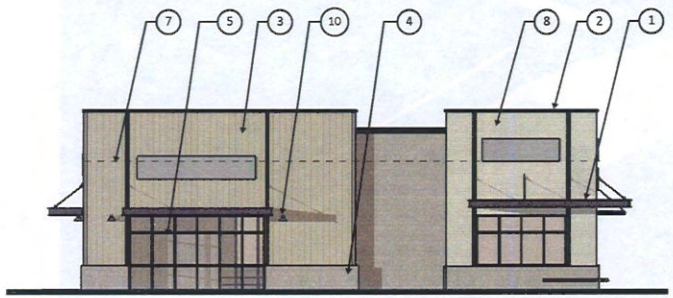
REVISIONS:

REVISION DELTA	REVISING SHEET	REVISION DELTA CLOSING DATE

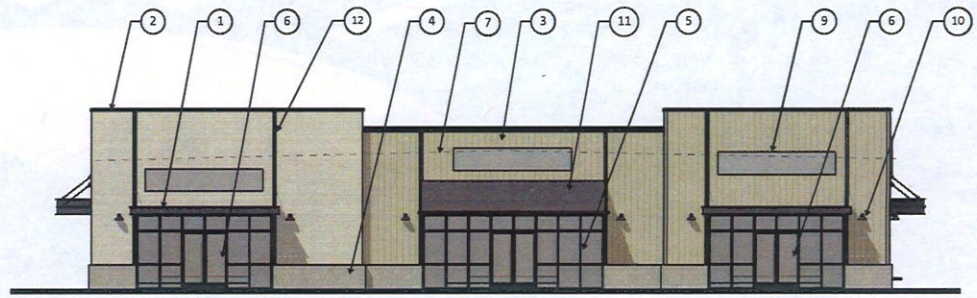
SHEET TITLE:
LANDSCAPE PLAN

DRAWN BY: SPT
CHECKED BY:
SHEET:
L2.1

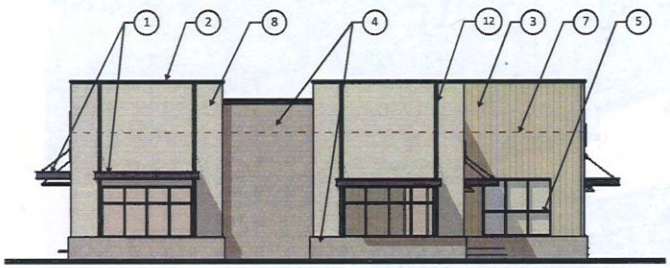
JOB NO. 2150605.00



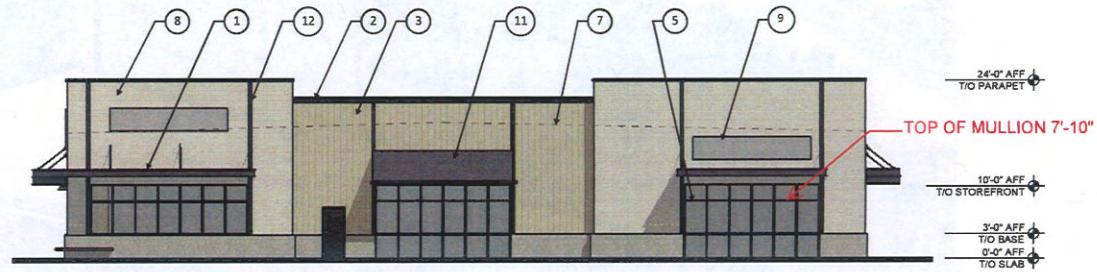
1 EXTERIOR ELEVATION NORTH
SCALE: 1/16" : 1' -0"



2 EXTERIOR ELEVATION EAST
SCALE: 1/16" : 1' -0"



3 EXTERIOR ELEVATION SOUTH
SCALE: 1/16" : 1' -0"



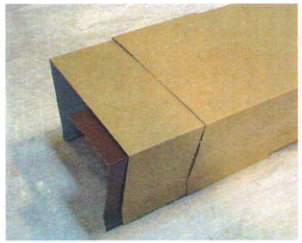
4 EXTERIOR ELEVATION WEST
SCALE: 1/16" : 1' -0"

KEYNOTES

1 - STEEL CANOPY
2 - PRE-FINISHED METAL COPING, DARKROOM
3 - FIBER CEMENT SIDING, OLIVE
4 - SPLIT FACE CMU, STUNNING SHADE
5 - STOREFRONT SYSTEM, DARK BRONZE TYP.
6 - TENANT ENTRY
7 - LINE OF ROOF BEYOND
8 - HORIZONTAL CORRUGATED METAL PANEL, PONDER
9 - POTENTIAL TENANT SIGNAGE LOCATION, TYP.
10 - APPROX. WALL SCONCE LOCATION, TYP.
11 - VERTICAL CORRUGATED METAL PANEL, DARKROOM
12 - VERTICAL TRIM EDGE TYP, DARKROOM

Kelsey Creek Building E
2150605.00

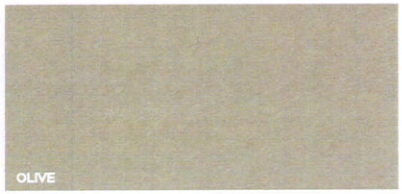
CMU BASE



METAL FASCIA

METAL CANOPIES

HARDIE BOARD SIDING



COLOR SAMPLES