



**City of Bellevue
Department of Development Services
Land Use Division Staff Report**

Proposal Name: **United Studios of Self Defense**

Proposal Address: 250 Bellevue Way NE

Proposal Description: Proposed martial arts instructional service with a retail sports equipment store at 250 Bellevue Way NE in the Avalon Meydenbauer development in the DNTN-02 Land Use District.

File Number: **10-121287-LA**

Planner: Christina Behar, Assistant Planner

Applicant: Preston Ducati

Decisions Included: Administrative Conditional Use

State Environmental Policy Act Threshold Determination: Exempt

Director's Decision: **Approval with Conditions**

Mike Brennan, Director
Department of Developmental Services

By: Carol V. Helland
Carol V. Helland, Land Use Director

Application Date: August 30, 2010
Public Notice (500 feet): September 23, 2010
Minimum Comment Period: October 7, 2010
Decision Publication Date: November 4, 2010
Appeal Deadline: November 18, 2010

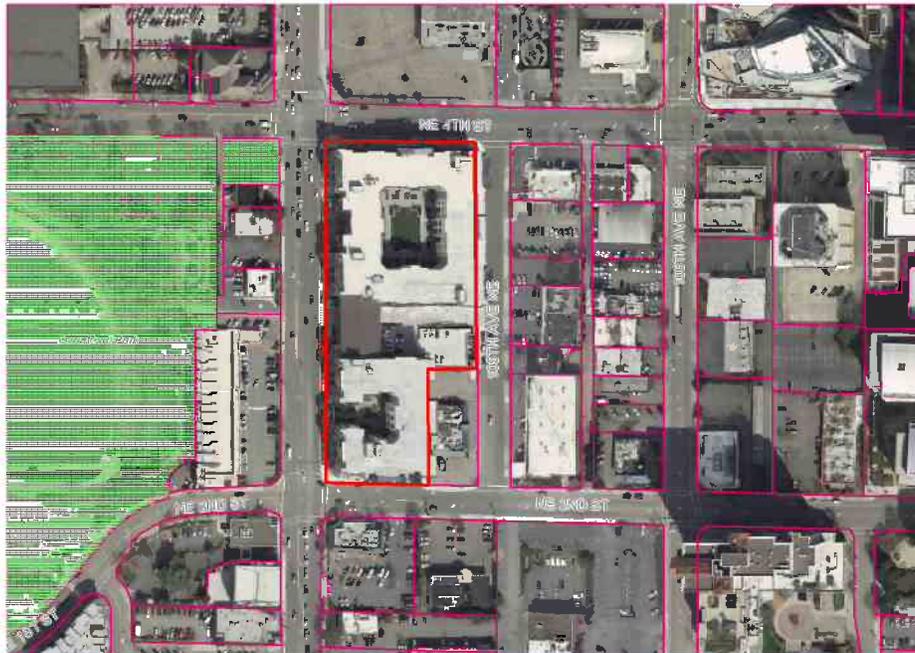
For information about how to appeal a proposal, visit the Development Services Center at City Hall or call (425)452-6800. Appeal of the Decision must be received in the City Clerk's office by 5 PM on the date noted for appeal of the decision.

I. Request/Proposal Description

The applicant, Preston Ducati, requests approval of an Administrative Conditional Use Permit (ACU) to locate a martial arts instructional service with a retail sports equipment store at 250 Bellevue Way NE in the Avalon Meydenbauer mixed-use development.

The site is located in the Downtown-Office District 2 (DNTN-02) zoning district which permits recreation instruction subject to an ACU Permit (see Section VI below for discussion).

II. Site Context and Description



United Studios of Self Defense (USSD) is proposing to locate near the corner of NE 4th and Bellevue Way. The site is surrounded by restaurant and retail businesses. This site contains two mixed-use residential, multi-tenanted buildings called Avalon Meydenbauer constructed in 2007. The buildings are located on a parcel containing two different land use district zoning designations: DNTN-02 on the north half and Downtown-Multiple Use (DNTN-MU) towards the south.

The DNTN-02 portion of the Avalon Meydenbauer site requires 418 linear feet of pedestrian oriented frontage (00-262448-LD). There is 514 linear feet of Avalon Meydenbauer street frontage to be occupied by businesses within this zone. USSD is proposing approximately 14 feet of retail and 42 feet of non-pedestrian oriented frontage. Each of the current tenants qualifies as pedestrian oriented frontage and occupies a total of approximately 457 linear feet. This leaves roughly 96 linear feet available for non-pedestrian frontage. USSD will easily meet this requirement. See Section VII for a related condition of approval.

III. Public Comment and City Department Response

Application Date: August 30, 2010
Notice of Application: September 23, 2010
Public Notice Sign: September 23, 2010
Minimum Comment Period: October 7, 2010

IV. State Environmental Policy Act

This project is exempt from SEPA pursuant to WAC 197-11-800(6).

**V. Administrative Conditional Use
Decision Criteria / Findings and Conclusions (LUC 20.30E.140)**

A. The administrative conditional use is consistent with the Comprehensive Plan.

This proposal is located within the Downtown Subarea Plan in the in the City Center South District. The Comprehensive Plan designation for this site is Downtown, which is consistent with the zoning classification of DNTN-02.

Policy S-DT-1: Emphasis shall be placed on Downtown livability, with provisions made for the needs, activities, and interests of Downtown residents, employees, shoppers and visitors

Response:

A martial arts recreation facility within a mixed-used development in the Downtown will provide a local opportunity for residents, visitors, and employees to participate in a sport that is growing in popularity.

Policy S-DT-2: Encourage a variety of land uses to occur in mixed-use buildings or complexes where appropriate.

Response:

A martial arts training facility will add diversity in an area of the Downtown that currently does not offer this particular activity.

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

Finding: The business will be located within the Avalon Meydenbauer mixed-use development. There will be no exterior changes as a result of the tenant opening this business at this location except signage which will be reviewed for compliance with design criteria under the applicable sign permit application. See Section VII for related conditions of approval.

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

Finding: The site is served by adequate public facilities including fire protection and utilities.

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

Finding: As conditioned, the facility will not be materially detrimental to adjacent businesses in this complex.

E. The administrative conditional use complies with the applicable requirements of this Code.

Finding: Recreational Instruction facilities are permitted to be located within the DNTN-02 land use district as an Administrative Conditional Use. As conditioned the proposal meets the requirements of the Land Use Code.

VII. Director's Decision and Conditions of Approval

After conducting the various administrative reviews associated with this proposal, including applicable land use consistence, City Code, and standard compliance reviews, the Development Services Director hereby grants **APPROVAL** of the proposal, subject to the following conditions.

- 1. Pedestrian Oriented Frontage:** The recreational portion of this facility must meet the pedestrian oriented frontage requirements for the Avalon Meydenbauer mixed-use development.

Authority: Land Use Code 20.25A.020.C
Reviewer: Christina Behar, Development Services Department

- 2. Tenant Improvements:** If any changes are made to the internal structure of this facility, a tenant improvement shall be obtained.

Authority: Land Use Code 20.40.425
Reviewer: Christina Behar, Development Services Department

- 3. Sign Permit:** All signage shall be submitted to the Permit Center for review and approval as an application for a Sign Permit with Land Use Exemption from Design Review.

Authority: Bellevue City Code 22B.025 and Land Use Code 20.25A.110
Reviewer: Christina Behar, Development Services Department

Attachments

Site plans and drawings



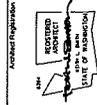
**United Studios of
SELF DEFENSE**

AVALON MEYENBALER
10410 NE 2nd Street Bellevue
SUITE C
BELLEVUE, WASHINGTON 98004

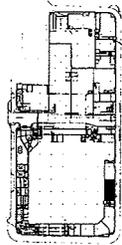
smith co.
1725 westlake avenue n
bellevue, washington 98009
206.833.5458 p
206.713.6078 f
smithco@smithco.org
http://www.smithco.org

Contractor

Contract Registration

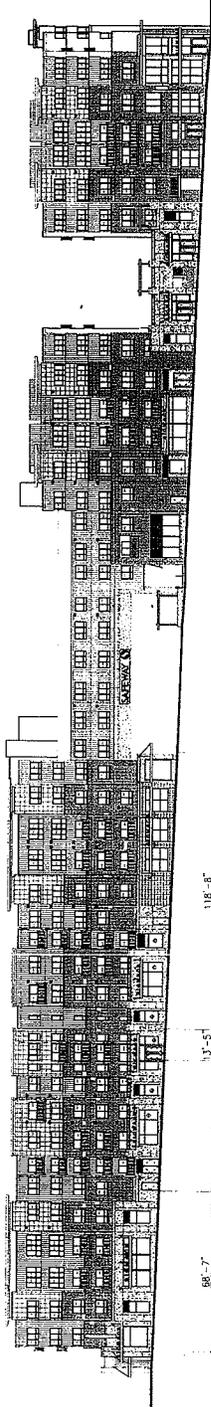
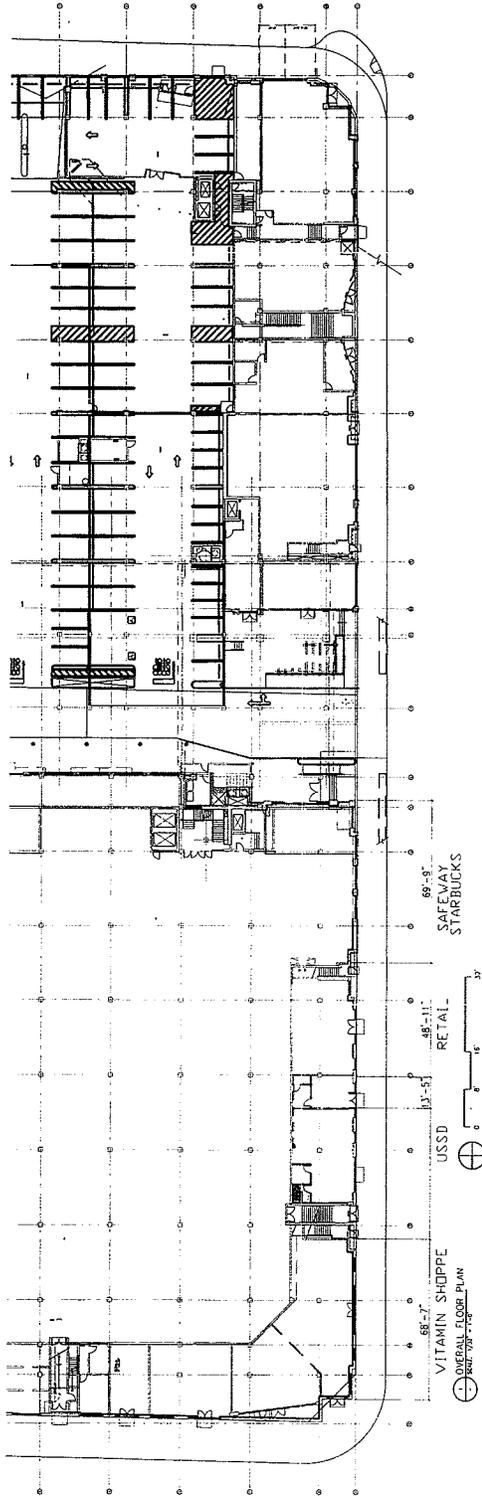


Issue and Revision	Drawn	By	Check
1	08.06.10	PE/SMI	R/S



Project Name: United Studios of Self Defense
 Project Number: 02095013.01
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T-3.0



<p>PROJECT DATA</p> <p>ADDRESS: 81800th Way NE, Bellevue WA, 98004</p> <p>Required: 418 Regal Int Professional/Contractor: 447 Regal Int</p> <p>Actual: 418 Regal Int Professional/Contractor: 447 Regal Int</p>	<p>PROJECT DIRECTORY</p> <p>ARCHITECT: Smith Co. 1725 Westlake Avenue N. Suite 100, WA, 98009 T: 206.833.5458 F: 206.713.6078 PROJECT MANAGER: Keith Smith</p> <p>TEAM: Preston Ducall 0203.556.3110 preston@smithco.com</p>	<p>VICINITY MAP</p>
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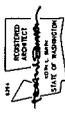


United Studios of SELF DEFENSE
 AVALON MEYERBAUER
 10410 NE 2nd Street Bellevue
 SUITE G
 BELLEVUE, WASHINGTON 98004

smith co.
 1722 westlake avenue n
 smith, washington 98109
 206.838.5465 p
 206.713.4076 f
 smithco@smithco.org
 http://www.smithco.org

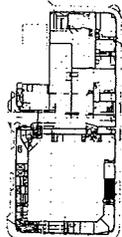
Comments

Consultant Registration



No.	Date	Revised	By	Checked
1	08.06.10	PERMITS	ALS	ALS

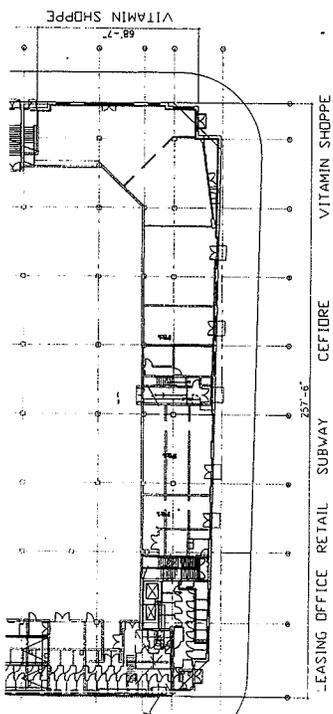
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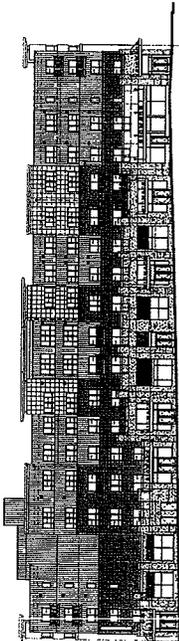
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 Project Number: 02099013.01
 Description: OVERALL FLOOR PLANS
 Computer File: I30.DWG
 Scale: AS NOTED
 Title: AS NOTED

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T-3.1



NE 4th STREET FLOOR PLAN
 SCALE: 1/8"=1'-0"



NE 4th STREET FLOOR PLAN
 SCALE: 1/8"=1'-0"

PROJECT DATA	PROJECT DIRECTORY	VICINITY MAP
ADDRESS: Bellevue Way NE, Suite 104, WA 98004 415 Bellevue 427 South 4th	ARCHITECT: Smith Co. LLC 1722 Westlake Avenue N. Smith, WA 98109 P: 206.838.5465 F: 206.713.4076 PROJECT MANAGER: Keith Smith	
TENANT: Preston Duggill 1722 Westlake Avenue N. Smith, WA 98109 P: 206.838.5465 F: 206.713.4076		