City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	Pro Sports Expansion
Proposal Address:	4455 148th Ave NE
Proposal Description:	Conditional Use Permit and Design Review Approval to demolish an existing 43,000 square foot building and an expansion totaling 87,650 square feet. Expansion includes three levels of underground parking and surface changes to the drive aisles.
File Number:	15-106890-LD & 14-147202-LB
Applicant:	Pro Sports Club
Recommendations Included:	Conditional Use Permit (LUC 20.30B)
Decisions Included:	Design Review (LUC 20.30F) SEPA (BCC 22.02)
Planner:	Leah Chulsky, Associate Planner
State Environmental Policy Act Threshold Determination:	Determination of Non-Significance Carol V. Helland, Environmental Coordinator Development Services Department
Director's Recommendation:	**Approval with Conditions** Michael A. Brennan, Director Development Services Department By: Carol V. Helland, Land Use Director

Application Date:	December 5, 2014 and March 6, 2015
Notice of Application:	March 26, 2015
14-day Comment Period:	April 9, 2015
Decision Publication Date:	July 14, 2015
Design Review Appeal Deadline:	July 28, 2016
Conditional Use Hearing Date:	August 4, 2016

For information on how to appeal the project, visit the Permit Center at City Hall or call (425) 452-6800. Appeal of the decision must be received in the City Clerk's office by 5 p.m. on the date noted for the appeal deadline.

I. REQUEST AND PROJECT DESCRIPTION

A. Background

The applicant requests Design Review and Conditional Use Permit approval for a two phased expansion of the existing Club structure (289,237 square feet). Phase I includes a new 5-story structure at the west end of the Club which would replace an existing 44,870 square foot metal structure. The new 5-story structure would include approximately 95,240 square feet plus three levels of underground parking (approximately 267 new parking stalls) and would house basketball, fitness floors, and an indoor aquatics center. The drive aisle adjacent to the new structure will also be modified, resulting in a loss of 22 surface parking stalls. Phase II of the expansion includes construction of a new 4-level addition at the Clubs' existing main entrance totaling 37,280 square feet that will provide an expanded locker room, laundry facilities, restaurant and expanded spa and medical facilities. During Phase II, the surface parking and drive aisle near the main entrance will be widened to allow for two lanes to NE 46th Street. Phase II will result in a loss of 34 surface parking stalls. When complete, the expansion will increase the total area of the existing structure by 87,650 square feet, resulting in a total of 376,887 square feet. As approved, the expansion will add 211 net new parking stalls. With the additional parking stalls, the total number of on-site parking stalls will be 1,215 stalls (1,004 existing + 211 net new stalls).

B. Review Process

The site was rezoned in 1982 under Ordinance No. 3122 to R-20. As conditioned, Design Review is required prior to the issuance of any building permit. Design Review is a Process II decision made by the Director of the Development Services Department. The process includes public noticing with a minimum 14-day comment period. The Director's decision shall be written in a staff report to indicate whether the application has been approved, approved with conditions, or denied. The decision will be publically noticed with a mandatory 14-day appeal period. Process II decisions may be appealed by parties who submitted comments on the application. Any appeal submitted shall be heard at a public hearing before the City Hearing Examiner.

Pro Sports Club was originally constructed in 1973 and became a non-conforming use when the property was rezoned. As a legally non-conforming use, the proposed expansion requires a Conditional Use Permit. Conditional Use Permits are Process I decisions made by the Hearing Examiner. The Hearing Examiner holds a public hearing on the Director's Recommendation. Following the public hearing the Hearing Examiner will issue a written report which will set forth a decision to approve, approve with modifications, or deny the application. Any appeal submitted shall be heard by the City Council at a closed record hearing.

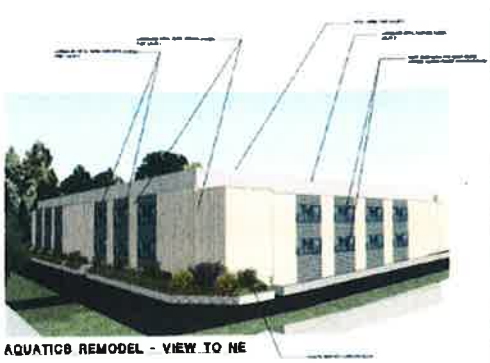
As allowed under LUC 20.35.080 Process I and II decisions may be merged together into a consolidated staff report. As a result, this application combines a Conditional Use Permit, Design Review, and SEPA review into a consolidated staff report that includes the Director decision on Process II applications and a recommendation on Process I applications for review by the Hearing Examiner.

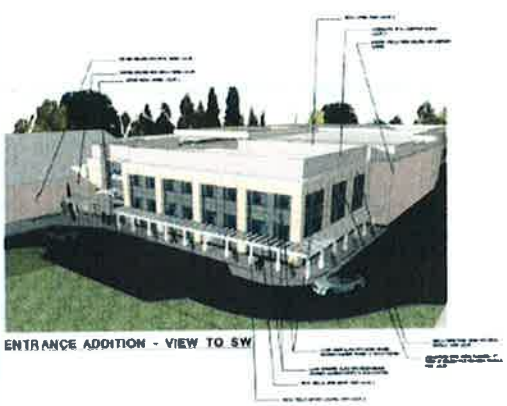
C. Site Design

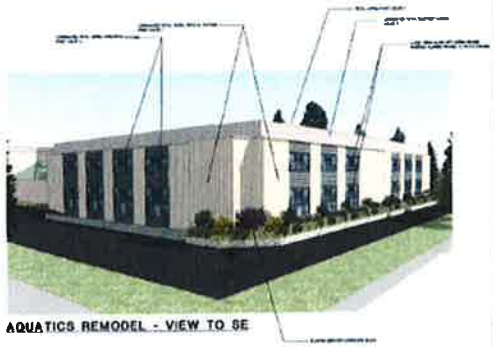
Access to the Club will remain as it currently exists with three access points off of 148th Ave NE: 1) via the north driveway off of NE 46th Street traffic signal (this will be widened to allow for two lanes), 2) via the full-access middle driveway on 148th Ave NE, and 3) via the exit only south driveway on 148th Ave NE. The proposal includes buffer landscaping to buffer the proposed expansion area from the adjacent multifamily neighborhood.

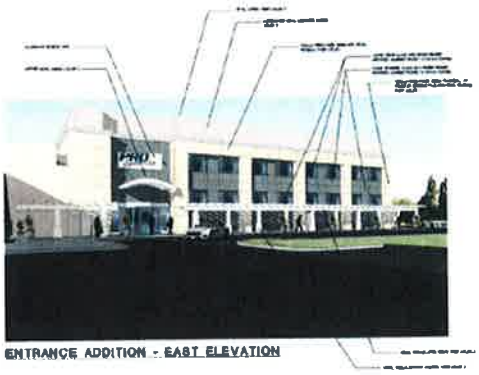
D. Building Design

The proposed expansion will replace an existing metal framed structure and will consolidate the existing uses and functions that are in separate into one large structure. The proposed expansion at the west end of the Club is rectangular in shape along with the addition at the entrance; both are intended to house existing functions and allow for future growth providing a more functional space. The existing east tennis building section will remain essentially the same with a beige stucco exterior on the east and north sides. The west tennis building remodel will be painted metal. The central section of the Club currently combines existing stucco-sided building segments with an older painted metal section which is visible on the south and north sides of the building. The new entrance structure will be a combination of painted cementitious panel siding painted to match the current building, clear vision glass and spandrel glass (color board in file).


AQUATICS REMODEL - VIEW TO NE


ENTRANCE ADDITION - VIEW TO SW


AQUATICS REMODEL - VIEW TO SE


ENTRANCE ADDITION - EAST ELEVATION

II. SITE DESCRIPTION, LAND USE CONTEXT AND ZONING

A. Site Description

This is an approximately 11.86 acre L-shaped developed site. The site slopes gently downward from the north with small isolated pockets of steeper sloped areas located along the north and west edges of the property. There are several clusters of significant trees, mostly Douglas fir near the north edge of the site, at the south end and along the western property line. The site contains 7,366 diameter inches of significant trees.

B. Land Use Context and Zoning

The site is zoned R-20 with a small portion within a multifamily transition area (no work or structure is proposed within this area). Multifamily uses lie to the immediate north, south and west with 148th Ave NE to the east.

III. CONSISTENCY WITH LAND USE CODE REQUIREMENTS:

A. General Provisions of the Land Use Code

1. Use

Pro Sports Club was originally constructed in 1973 and was a permitted use at that time. The use became legally non-conforming when the property was rezoned. As a legally non-conforming use the proposed expansion requires a Conditional Use Permit.

2. Dimensional Requirements

As conditioned, the proposal meets the dimensional requirements of the Land Use Code Section 20.20.010.

Table 1 – Dimensional Requirements

BASIC INFORMATION		
Zoning District	R-20	
Site Area	516,833	
DEVELOPMENT STANDARD	**REQUIRED**	**PROPOSED STANDARDS**
Front Yard	20 ft.	**Greater than 20 ft.**
Rear Yard	25 ft.	**Greater than 25 ft.**
Side Yard	5 ft. minimum (15 ft. total)	**Greater than 15 ft.**
Maximum Building Height	30 ft. from Average Finished Grade	**30 ft.**
Maximum Lot Coverage by Structures (percent)	35 Percent	**34.9 Percent (combined parcels 152505-9046 and 152505-9019 under 15-108744-LW)**
Impervious Surface (percent)	80 Percent	**77 Percent**

Parking	Unspecified Use – Parking Study prepared by TENW 7/23/2015 in project file	**1,215 stalls** **Based on parking utilization results documented by TENW, the average demand is 2.53 stalls per 1,000 square feet with the peak demand being at 3.13 stalls per 1,000 square feet. With the proposed expansion the highest peak parking demand would be an estimated 1,180 stalls (376,887 sq. ft. x 2.84 stalls/1,000 sq. ft.). The proposed 1,215 stalls is expected to accommodate peak demand.**
Landscaping Street Frontage Interior Property Lines	10 ft. Type III 8 ft. Type III	**No change to the existing landscaping along 148th Ave NE. All existing landscaping along interior property lines will remain with the exception of approximately 82 linear feet(out of the total length of 3,210 linear feet) will be reduced from 8 feet to 6.5 feet under the Alternative Landscape Option to accommodate the required widening of the access to the parking garage to meet IFC requirements.**
Tree Retention	15 percent of total diameter inches = 1,105 inches	**90 percent of total diameter inches = 6,690 inches**

3. Landscaping

a. Tree Retention

The site contains a total of 7,366 diameter inches of significant trees. The proposal will retain 90 percent of the diameter inches of the significant trees in the site interior (6,690 diameter inches). The proposal will remove 676 diameter inches of significant trees to accommodate the required fire access to the parking garage. As conditioned, the applicant will provide tree retention in excess of is the minimum required to help maintain the existing wooded character and provide for a vegetated buffer between the proposed

development and the existing multifamily neighborhoods surrounding the site.

b. Perimeter Landscaping

i. Street Frontage

The proposal does not include any alteration to the existing previously approved Landscape Buffer along 148th Ave NE.

ii. Interior Property Lines

The proposal will maintain the majority of the existing previously approved landscape buffers along the interior property lines. A portion of the existing buffer along the eastern property line will need to be reduced to accommodate the widening the drive aisle to meet IFC requirements for fire access. The proposal will reduce 82 linier feet of the existing Type III buffer from of 8 feet to 6.5 feet utilizing the Alternative Landscape Option. As conditioned, the proposal will provide an enhanced landscape buffer in excess the standard Type Three requirements.

See Condition of Approval regarding landscape maintenance in Section IX of this report.

IV. PUBLIC NOTICE

The City initially notified the public of this proposal on March 26, 2015 with mailed notice and publication in the Weekly Permit Bulletin. One, double-sided public information sign was also installed at the site entrances on the same day. In addition, a public meeting was held April 1, 2015 at 6pm at Bellevue City Hall. No members of the community attended the meeting and the City received two comments.

Issue: Will this project impact to North Creek?

Response: The proposed expansion will not impact North Creek. The closest stream to the site is Valley Creek which is over 800 feet away from the proposed expansion. No alternation of the stream is proposed under this application.

Issue: Will applicant replace the trees they remove?

Response: The applicant will be replanting new trees (at an approximate height of 10 feet) in the reduced land scape buffer adjacent to the widened fire access lane.

V. SUMMARY OF TECHNICAL REVIEWS

A. Utilities

Storm Drainage

The project generally conforms to requirements applicable to this stage of the design process. It is the applicant's responsibility to verify the accuracy of all field information and data gathered for the feasibility of this project. Future Utilities permit applications for this development must comply with Bellevue Codes 24.02, 24.04 and 24.06

Surface Water
The site currently drains west/northwest where flow enters Valley Creek approximately ½ mile downstream. Valley Creek flows south, merges with Kelsey Creek, and ultimately discharges into Lake Washington.

Water

Domestic water will be provided by a connection to an existing 8" main located on-site.

Sewer

Sanitary sewer will be provided by connections to existing 8" mains located on-site.

See Condition of Approval regarding Utilities in Section IX of this report.

B. Transportation

Site Access
Access to the proposed project will be provided via three existing access points including the north driveway off of NE 46th Street, west of the traffic signal at 148th Avenue NE, the full-access middle driveway, and the exit-only driveway on 148th Avenue NE near the south end of the property. In this location, NE 46th Street is a private road. There is existing curb and gutter on both sides of NE 46th Street and sidewalk only along the north side of the road. The Pro Sports Club driveway connects to NE 46th Street on the south side. During Phase 2 of the expansion, the driveway near the main entrance at NE 46th Street will be modified to allow for more efficient on-site operations. A second on-site turn-lane will be added to the north driveway to allow for two exiting lanes to NE 46th Street. During Phase 2, the modifications to the north driveway connecting to NE 46th Street shall be consistent with Standard Drawing DEV-7C (Driveway Approach Where Curb-Gutter Exists – No Sidewalk). The access design at all driveways shall meet the sight distance requirements of BCC 14.60.240. Vegetation shall be trimmed as needed within the sight triangle.

All loading and unloading, delivery, garbage and recycling services must be contained within the project site. No portion of the city right of way may be used for these services.

Street Frontage Improvements
The Pro Sports Club is located along the west side of 148th Avenue NE. Per the conditional use permit criteria (LUC 20.30B.140), street frontage improvements are required. There is an existing eight foot wide sidewalk with planter along the project street frontage. The landscaping planter includes street trees. The street lighting along the project frontage is city-owned and is lit to current standards for a major arterial. The existing driveway approaches for the middle driveway and south driveway do not meet current ADA standards and shall be replaced to meet current standards per the Transportation Design Manual. There are a few places along the project street frontage where street tree roots have caused the sidewalk to buckle. Replacement of some sidewalk panels along the street frontage on 148th Avenue NE shall be required, and the extent and location of replacement will be determined during review of the clearing and grading permit.

With the exception of replacing the driveway approaches and some sidewalk panels, street frontage improvements are not required as a condition of development approval because the existing street frontage largely meets current requirements. Therefore, the existing street frontage, with minor modifications, will ensure that the site will be served by adequate public facilities.

The design of the improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

1. The Americans with Disabilities Act (ADA) requires that sidewalk cross slopes not exceed two percent. The sidewalk cross slope may be less than two percent only if the sidewalk has a longitudinal slope sufficient to provide adequate drainage.

   ADA also requires provision of a safe travel path for visually handicapped pedestrians. Potential tripping hazards are not allowed in the main pathway. The sidewalk along the project site frontage on 148th Avenue NE is buckling in some places due to the street tree roots. At the time of clearing and grading permit review, repairs or replacement of some sidewalk panels shall be required to ensure safe travel and accessibility consistent with Standard Drawing TE-11. Any non-standard features or vegetation shall not create a sight obstruction within any required sight triangle, shall not create a tripping or slipping hazard in the sidewalk, and shall not create a raised fixed object in the street's clear zone.

2. The existing driveway approaches at the middle and south driveways do not meet current ADA standards and shall be replaced to meet current standards per Standard Drawings DEV-7A through DEV-7F in the Transportation Design Manual.

3. The street trees located in the city right of way on 148th Avenue NE must be protected during construction. If any of these street trees are cleared, cut, or damaged, triple the value of the tree will be the monetary penalty. This value is calculated using the International Society of Arboriculture Trunk Formula Method, which is the industry standard for valuing trees in

landscape settings (BCC 14.60.120). The Parks department uses the funds collected to plant trees in the city right of way.

4. The sight distance setback lines must be shown on the clearing and grading engineering plans as described in Standard Drawing TE-1 and TE-3. Above-grade utilities and other roadside appurtenances must be relocated as needed to ensure sight distance requirements are met.

5. No soil nailing is allowed under a street right of way or sidewalk/utility easement without an indemnification agreement that protects the city.

6. To the extent feasible, no new utility vaults that serve only one development will be allowed within a public sidewalk. Vaults serving a broader public purpose may be located within a public sidewalk. To the extent feasible, no utility vaults may be located within the primary walking path in any sidewalk.

7. No fixed objects, including fire hydrants, trees, and streetlight poles, are allowed within ten feet of a driveway edge, defined as Point A in standard drawing DEV-7A through DEV-7F. Fixed objects are defined as anything with breakaway characteristics greater than a four-inch by four-inch wooden post.

8. No new overhead utility lines will be allowed within or across any right of way or sidewalk easement, and existing overhead lines must be relocated underground.

Use of the Right of Way During Construction

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. Sidewalks may not be closed except as specifically allowed by a Right of Way Use

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it has last been resurfaced. These three categories are, "No Street Cuts Permitted", "Overlay Required", and "Standard Trench Restoration". Each category has different trench restoration requirements associated with it. Damage to the street can be mitigated by placing an asphalt overlay well beyond the limits of the trench walls to produce a more durable surface without the unsightly piecemeal look that often comes with small strip patching. Near this project, 148th Avenue NE has been classified as "Overlay Required". A minimum 50 feet grind and overlay will be required as specified in the right of way use permit.

Transportation Management Program
In order to reduce single occupant vehicle trips and provide enhanced options to employees and infrastructure users, the City has adopted code provisions for a transportation management program. The Pro Sports Club has an existing transportation management program in place, including a transportation coordinator (see BCC 14.60.070, subsections F3, F4, F5, and F6). If necessary, the existing transportation management program may need to be updated to account for the expansion and any possible increase in employees.

See Conditions of Approval regarding Transportation in Section IX of this report.

C. Fire
Fire has conceptually approved the proposal. Specific review for compliance with the International Fire Code will be done under subsequent building permits.

VI. SEPA

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes adequately mitigate expected environmental impacts. Therefore, issuance of a Determination of Non-Significance is the appropriate threshold determination under the State Environmental Policy Act requirements.

Adverse impacts which are less than significant are usually subject to City Codes or Standards which are intended to mitigate those impacts. Where such impacts and regulatory items correspond, further documentation is not necessary. For other adverse impacts which are less than significant, Bellevue City Code Sec. 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process.

NOISE

Given the project site's close proximity to residences, consideration of the construction noise will be particularly important. While construction noise and increased vehicle trips are expected during the construction period, the Bellevue Noise Control Ordinance, BCC 9.18, regulates hours of construction-related noise emanating from the site. The Ordinance provides for an exemption from the noise restrictions for the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. on Saturdays which are not legal holidays.

See Condition of Approval regarding noise and construction hours in Section IX of this report.

Transportation

Long Term Impacts and Mitigation

The long-term impacts of development projected to occur in the City by 2027 have been addressed in the City's 2016 – 2027 Transportation Facilities Plan FEIS Addendum. The impacts of growth that are projected to occur within the City by 2027 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City's 2016 - 2027 Transportation Facilities Plan are in place. The Transportation Facilities Plan EIS divides the City into several Mobility Management Areas (MMAs) for analysis purposes. The Pro Sports Club expansion project lies within MMA #2, which has a 2027 total growth projection of 1,369 square feet of commercial use. This development proposes a net increase of 87,650 square feet. It is recognized that the TFP projections fall short in this area in terms of this proposed land use; however, the TFP is updated every two years at which time land use projections can be updated to meet current growth trends. With this considered, the long-term transportation impacts are fully mitigated by payment of traffic impact fees, as described below.

Mid-Range Impacts and Mitigation

Project impacts anticipated to occur in the next six years are assessed through a concurrency analysis. The Traffic Standards Code (BCC 14.10) requires that development proposals generating 30 or more new p.m. peak hour trips undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained.

With the Pro Sports Club expansion, this development will generate approximately 224 net p.m. peak hour trips, which was the number used to check for concurrency. City staff distributed and then assigned project-generated trips to the street network using the City's EMME-2 travel forecasting model with the current Capital Investment Program network. By adding the expected project-generated trips to the traffic volumes in the model, the area average levels of service were determined. To create a baseline condition for comparison, the levels of service were also determined using traffic volumes without the project-generated trips.

The City of Bellevue does not have an identified trip rate for Health Club in the Transportation Impact Fee Program. The weekday p.m. peak hour trip rate was estimated by TENW based upon observed trip generation at the existing Pro Sports Club. The basic trip rate used was 3.00 trips per 1,000 gross square feet, which was an increase from the basic trip rate of 2.67 trips per 1,000 gross square feet used in the original concurrency test for the Pro Sports Club in 1999 (see the Traffic Impact and Parking Analysis, February 24, 1999 by Entranco in project archive). As described in the Pro Sports Club Expansion Transportation Impact Study, prepared by TENW on July 23, 2015, a 15% reduction in new trips was applied to account for pass-by trips, resulting in a trip rate of 2.55 trips per 1,000 gross square feet. Specifically, the new trip percentage is 85%, resulting in a new trip rate of 2.55 per 1,000 gross square feet.

Neither the maximum area-average levels of service nor the congestion allowances would be exceeded as a result of traffic generated from this proposal. Therefore, the proposed development passes the concurrency test. The concurrency test results are included in the Transportation Department file for this development. A concurrency determination is issued on the date of issuance of the land use decision. This project complies with the Traffic Standards Code and is receiving a Certificate of Concurrency (see Attachment B).

The rules of concurrency reservation are outlined in the Traffic Standards Code Director's Rules. The concurrency determination is reserved to this project at the land use decision date. The concurrency reservation expires one year from the land use decision date unless a complete building permit application is filed (BCC 14.10.040.F). At the time of a complete building permit application, the concurrency reservation will remain in effect for the life of the building permit application, pursuant to BCC 23.05.090.H. Upon issuance of the building permit, concurrency is reserved for the life of the building permit as provided for in BCC 23.05.100.E.

Short Term Operational Impacts and Mitigation

City staff analyzed the short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours, access and circulation were analyzed. The existing three access points to the site will remain with the expansion. The three access points include the north driveway off of the NE 46th Street traffic signal, the full-access middle driveway, and the exit-only driveway on the south end of the property. According to the findings in the Traffic Impact Study completed by TENW, the access driveways will operate at LOSD or better in the p.m. peak hour with or without the project expansion. The results of the short-term traffic analysis are published in the Traffic Impact Study, July 23, 2015, by TENW. The study is included in the Transportation Department file for this development. City staff have analyzed existing sight distance and found that sight distance is satisfactory. No operational impacts are anticipated for the Pro Sports Club expansion.

See Section IX for transportation related conditions of approval.

VI. CHANGES TO THE PROPOSAL RESULTING FROM DESIGN REVIEW

A. Utilities

The applicant was required to provide onsite sewer improvements consisting of a 35,000 gallon tank with associated pumps/controls to avoid cumulative effects of residential flows downstream of Valley Creek.

B. Fire Access

The applicant was required to widen the access entrance and the exit of the parking garage to meet IFC Code requirements.

VII. DESIGN REVIEW DECISION CRITERIA

A. Design Review:

The Director may approve, or approve with modifications, an application for Design Review if the proposal fulfills the Design Review Decision Criteria in LUC 20.30.F.145:

1. The proposal is consistent with the Comprehensive Plan.

The project is consistent with the Comprehensive Plan's Urban Design Element. The proposed development supports the following Subarea and Comprehensive Plan Policies:

Comprehensive Plan
The site is designated R-20 and lies within the Bridle Trails subarea of the Bellevue Comprehensive Plan. The Comprehensive Plan designation for this property is Multifamily Medium.

Bridle Trails Subarea Policies:

Policy S-BT-10: Facilities should be provided in accordance with Bellevue Storm Drainage Plan to store water drainage, reduce peak stream flows, and reduce the erosion of stream beds.

Policy S-BT-37: Encourage the retention of significant trees along arterial and collector arterial streets, except where tree limbs impose a hazard to public safety.

Policy S-BT-40: Natural vegetation should be protected and preserved to provide a buffer between land uses.

Response: To mitigate the impacts of the proposed expansion on Valley Creek the applicant will be installing onsite sewer improvements. These improvements consist of a 35,000 gallon tank with associated pumps/controls that will operate in the late night/early evening hours to avoid cumulative effects of residential flows downstream of Valley Creek.

Parks, Recreation and Open Space Policies:

Policy PA-11: Encourage privately funded recreational and cultural facilities throughout the city, especially in major employment centers.

Policy PA-15: Encourage the development of facilities for special purpose recreation.

Response: Pro Sports Club is adjacent to many multifamily residential developments and substantial business development east of 148th Ave NE in Redmond. The proposed expansion of the club building will increase recreational opportunities for residents and employees within the surrounding area.

Urban Design and Arts Policy:

Policy UD-2: Preserve and enhance trees and component of the skyline to retain the image of a "City in a Park".

Policy UD-57: Preserve vegetation, with special consideration given to the protection of groups of trees and associated undergrowth, specimen trees and evergreens.

Response: The majority of the existing trees onsite are mature Douglas fir which provide a distinctively northwest feel to the site. The proposal will retain a significant percentage of the existing onsite diameter inches to maintain the existing canopy and visual skyline associated with Pro Sports Club.

2. **The proposal complies with the applicable requirements of this Code.**

   As conditioned, the proposal complies with applicable requirements of the Land Use Code.

3. **The proposal addresses all applicable design guidelines or criteria of this Code in a manner which fulfills their purpose and intent.**

   As conditioned, the proposal complies with the Development Standards (LUC 20.20.010) for development in the R-20 Land Use Zoning District. Refer to Section III of this report for how the proposal has met the Development Standards.

4. **The proposal 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.**

   The proposal does not alter the relationship of the existing structure with those in the immediate vicinity. Pro Sports has been an ongoing business for over 42 years. The Clubs' current business activities and hours will remain unchanged. The proposed expansion and building modifications are designed to be compatible with the existing structure while provided an updated visual appearance. The existing east tennis building section will remain essentially the same with a beige stucco exterior on the east and north sides. The west tennis building remodel will be painted metal. The central section of the Club currently combines existing stucco-sided building segments with an older painted metal section which is visible on the south and north sides of the building. The new entrance structure will be a combination of painted cementitious panel siding painted to match the current building, clear vision glass and spandrel glass. These modifications are compatible with the existing development and will improve the overall building design. The exterior building colors for the portion of the building west of the entrance will be darker neutral/natural colors intended to blend with the existing proposed site vegetation and to reduce the appearance of bulk.

5. **The proposal will be served by adequate public facilities including streets, fire protection, and utilities.**

   All required public services and facilities are available to the site. The site has direct access to a major arterial (148th Ave NE) which has capacity to carry the additional traffic expected to be attributed to the proposal (Traffic Study in project file). City water and sewer services are available to the site and stormwater detention and water quality treatment will be provided onsite. An existing service driveway will be retained on the south side of the club to provide fire truck access to all sides of the club building.

B. Conditional Use Permit – Decision Criteria (LUC 20.30B.140):
The Director may approve, or approve with modifications an application for Conditional Use Permit if:

1. **The conditional use is consistent with the Comprehensive Plan.**

   The project is consistent with the Comprehensive Plan's Urban Design Element. The proposed development supports the following Subarea and Comprehensive Plan Policies:

   Comprehensive Plan
   The site is designated R-20 and lies within the Bridle Trails subarea of the Bellevue Comprehensive Plan. The Comprehensive Plan designation for this property is Multifamily Medium.

   Bridle Trails Subarea Policies:

   Policy S-BT-10: Facilities should be provided in accordance with Bellevue Storm Drainage Plan to store water drainage, reduce peak stream flows, and reduce the erosion of stream beds.

   Policy S-BT-37: Encourage the retention of significant trees along arterial and collector arterial streets, except where tree limbs impose a hazard to public safety.

   Policy S-BT-40: Natural vegetation should be protected and preserved to provide a buffer between land uses.

   Response: To mitigate the impacts of the proposed expansion on Valley Creek the applicant will be installing onsite sewer improvements. These improvements consist of a 35,000 gallon tank with associated pumps/controls that will operate in the late night/early evening hours to avoid cumulative effects of residential flows downstream of Valley Creek.

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Response: Pro Sports Club is adjacent to many multifamily residential developments and substantial business development east of 148th Ave NE in Redmond. The proposed expansion of the club building will increase recreational opportunities for residents and employees within the surrounding area.

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Policy UD-57: Preserve vegetation, with special consideration given to the protection of groups of trees and associated undergrowth, specimen trees and evergreens.

Response: The majority of the existing trees onsite are mature Douglas fir which provide a distinctively skyline. The proposal will retain a significant percentage of the existing onsite diameter inches to maintain the existing canopy and visual skyline associated with Pro Sports Club.

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.

The proposal does not alter the relationship of the existing structure with those in the immediate vicinity. Pro Sports has been an ongoing business for over 42 years. The Clubs' current business activities and hours will remain unchanged. The proposed expansion and building modifications are designed to be compatible with the existing structure while provided an updated visual appearance. The existing east tennis building section will remain essentially the same with a beige stucco exterior on the east and north sides. The west tennis building remodel will be painted metal. The central section of the Club currently combines existing stucco-sided building segments with an older painted metal section which is visible on the south and north sides of the building. The new entrance structure will be a combination of painted cementitious panel siding painted to match the current building, clear vision glass and spandrel glass. These modifications are compatible with the existing development and will improve the overall consistence of the building design. The exterior building colors for the portion of the building west of the entrance will be darker neutral/natural colors intended to blend with the existing proposed site vegetation and to reduce the appearance of the bulk.

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

All required public services and facilities are available to the site. The site has direct access to a major arterial (148th Ave NE) which has capacity to carry the

additional traffic expected to be attributed to the proposal (Traffic Study in project file). City water and sewer services are available to the site and stormwater detention and water quality treatment will be provided onsite. An existing service driveway will be retained on the south side of the club to provide fire truck access to all sides of the club building.

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

The proposal does not alter the relationship of the existing structure with those in the immediate vicinity. Pro Sports has been an ongoing business for over 42 years. The Clubs' current business activities and hours will remain unchanged.

5. The conditional use complies with the applicable requirements of the Land Use Code.

As conditioned the conditional use complies with all applicable Land Use Code requirements.

VIII. DECISION

After conducting the various administrative reviews associated with this proposal, including Land Use consistency, SEPA and City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the Design Review with SEPA.

In addition, after conducting the various administrative reviews associated with this proposal, including Land Use consistency and City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **recommend approval with conditions** of the Conditional Use Permit.

Note - Vested Status of CUP Approval: The vested status of the CUP approval shall expire two years from the date of the City's final decision, unless a completed building permit application is filed before the end of the two year term. Upon issuance of a building permit, the vested status of a land use permit approval shall be automatically extended for the life of the project.

IX. CONDITIONS OF APPROVAL:

The following conditions are imposed under authority referenced:

Compliance with Bellevue City Codes and Ordinances
The applicant shall comply with all applicable Bellevue City Codes, Standards, and Ordinances, including but not limited to:

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7860
Construction Codes- BCC Title 23	Bldg. Division, 425-452-6864

Fire Code- BCC 23.11	Travis Ripley, 425-452-6042
Land Use Code- BCC Title 20	Leah Chulsky, 425-452-6834
Noise Control- BCC 9.18	Leah Chulsky, 425-452-6834
Sign Code- BCC Title 22B	Leah Chulsky, 425-452-6834
Transportation Code- BCC 14.60	Vanessa Humphreys, 425-452-2569
Right of Way Use Code- BCC 14.30	Tim Stever, 425-452-4294
Utility Code- BCC Title 24	Brad Ayers, 425-452-6354

A. GENERAL CONDITIONS: The following conditions apply to all phases of development.

1. Noise & Construction Hours

The proposal will be subject to normal construction hours of 7 a.m. to 6 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Proximity to existing residential uses will be given special consideration. Upon written request to Development Services, work hours may be extended to 10:00 p.m. if the criteria for extension of work hours as stated in BCC 9.18 can be met and the appropriate mitigation employed.

The use of best available noise abatement technology consistent with feasibility is required during construction to mitigate construction noise impacts to surrounding uses.

AUTHORITY: Bellevue City Code 9.18.020.C & 9.18.040
REVIEWER: Leah Chulsky, Development Services Department

2. Water, Sewer, Storm Drainage Systems

Utility Department approval of the Design Review application is based on the conceptual design only. Changes to the site layout may be required to accommodate the utilities after utility engineering is approved. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities Department design review, plan approval, and field inspection is performed under Utilities Permit Processes. All connection charges will be due with Utility permits prior to issuance.

AUTHORITY: Bellevue City Code Title 24.02, 24.04, 24.06
REVIEWER: Brad Ayers, Utilities Department

3. Provision for Loading

The property owner shall provide an off-street loading space which can access a public street. This must include an off-street location for garbage pick-up, which must be acceptable to the garbage hauler. On-street loading and unloading will not be permitted.

AUTHORITY: LUC 20.20.590.K.4; BCC 14.60.180
REVIEWER: Vanessa Humphreys, Transportation Department

4. Building Permit

Approval of this application does not constitute an approval of a development permit. A building permit and any other associated development permits are required. Plans submitted as part of any permit application shall be consistent with the activity permitted under this approval.

AUTHORITY: Land Use Code 20.30P.140
REVIEWER: Leah Chulsky, Development Services Department

5. Installation Device

To ensure the required landscaping and restoration of areas of temporary disturbance is completed, the applicant shall post an Installation Assurance Device prior to the building permit or clearing and grading permit issuance. The device shall be equal to 150% of the value of the approved mitigation. The device will be released when the applicant demonstrates required installation has successfully been installed.

AUTHORITY: Land Use Code 20.20.520
REVIEWER: Leah Chulsky, Development Services Department

6. Rainy Season Restrictions

No clearing and grading activity may occur during the rainy season, which is defined as October 1 through April 30 without written authorization of the Development Services Department. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.

AUTHORITY: Bellevue City Code 23.76.093.A,
REVIEWER: Savina Uzunow, Development Services Department

7. Storm Water Pollution Prevention Plan

To ensure contaminated stormwater or construction-related runoff does not pollute adjacent surface water; a construction stormwater pollution prevention plan (CSWPPP) is required. The CSWPPP outline should be generally consistent with the SWPPP requirements of the National Pollutant Discharge Elimination System (NPDES) General Storm water Permit for Construction Activities.

AUTHORITY: Bellevue City Code 23.76.
REVIEWER: Savina Uzunow, Development Services Department

7. Utilities Conceptual Approval

Utility Department approval of the Design Review application is based on final acceptance of the on-site sewer improvements constructed under separate building permit(s). The sewer improvements consist of a 35,000 gallon tank on Level P3 of the parking garage with associated pumps/controls that will operate in the late night/early evening hours to avoid the cumulative effects with residential flows downstream of the Valley Creek Trunk.

AUTHORITY: Bellevue City Code 24.04
REVIEWER: Brad Ayers, Development Services Department

B. PRIOR TO CLEARING & GRADING PERMIT: These conditions must be complied with on plans submitted with the Clearing & Grading or Demolition permit application:

1. Right-of-Way Use Permit

Prior to issuance of any construction or clearing and grading permit, the applicant shall secure applicable right-of-way use permits from the City's Transportation Department, which may include:

1. Designated truck hauling routes.
2. Truck loading/unloading activities.
3. Location of construction fences.
4. Hours of construction and hauling.
5. Requirements for leasing of right of way or pedestrian easements.
6. Provisions for street sweeping, excavation and construction.
7. Location of construction signing and pedestrian detour routes.
8. All other construction activities as they affect the public street.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevent access. General materials storage and contractor convenience are not reasons for preventing access.
The applicant shall secure sufficient off-street parking for construction workers before the issuance of a clearing and grading, building, a foundation or demolition permit.

AUTHORITY: Bellevue City Code 11.70 & 14.30
REVIEWER: Tim Stever, Transportation Department

2. Civil Engineering Plans – Transportation

Civil engineering plans produced by a qualified engineer must be approved by the Transportation Department prior to issuance of the clearing and grading permit.

The design of all street frontage improvements and driveway accesses must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, the provisions of the Transportation Department Design Manual, and specific requirements stated elsewhere in this document. All relevant standard drawings from the Transportation Department Design Manual shall be copied exactly into the final engineering plans. Requirements for the engineering plans include, but are not limited to:

1. The driveway approaches at the middle and south driveways do not meet current ADA requirements and shall be replaced per the Transportation Design Manual standards. The proposed driveways must be shown on the approved plans.

2. Tree roots have caused some buckling and damage to the sidewalk along the project site street frontage. Repair or replacement of sidewalk panels may be required as necessary to ensure safe pedestrian access, which will be determined during review of the clearing and grading permit. The engineering plans shall be the controlling document on the design of these features; architectural and landscape plans must conform to the engineering plans as needed.

3. The applicant has proposed adding a second on-site right turn lane at the NE 46th Street driveway to improve on-site circulation. These proposed changes in driveway width and channelization must be shown on the engineering plans.

4. No new overhead utility lines will be allowed within or across any right of way or sidewalk easement, and existing overhead lines must be relocated underground.

5. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible.

6. Sight distance. Show the required sight triangles and include any sight obstructions, including those off-site. Sight distance triangles must be shown at all driveway locations and must consider all fixed objects and mature landscape vegetation. Vertical as well as horizontal line of sight must be considered when checking for sight distance.

7. Landings on sloping approaches are not to exceed a 7% slope for a distance of 30 feet approaching the back edge of sidewalk. Driveway grade must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.

8. Location of fixed objects in the sidewalk or near the driveway approach.

9. Trench restoration within any right of way or access easement.

Construction of all driveway improvements must be completed prior to closing the clear and grade permit and right of way use permit for this project. A Design

Justification Form must be provided to the Transportation Department for any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be made to comply with ADA standards.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual, Americans with Disabilities Act
REVIEWER: Vanessa Humphreys, Transportation Department

4. Final Landscape and Irrigation Plan and Refuse Location

The Final Landscape and Irrigation Plans shall be submitted with the building permit application to ensure compliance will all Land Use Code requirements.

Any sleeves for irrigation mainlines shall be placed within the project property lines.

The applicant shall record a copy of the approved project drawings, including the landscape and irrigation plans, and conditions of this Design Review with the King Country Division of Records and Elections and with the Bellevue City Clerk.

AUTHORITY: Land Use Code 20.20.520 and 20.20.900.G
REVIEWER: Leah Chulsky, Development Services Department

C. PRIOR TO ISSUANCE OF BUILDING PERMIT: Unless specified otherwise below, these conditions must be complied with on plans submitted with the Building Permit Application:

1. Transportation Impact Fee

Payment of the traffic impact fee will be required at the time of building permit issuance. If multiple building permits will be issued, the impact fee will be tied to the primary above-ground permit. Removal of existing buildings will be eligible for impact fee credit. The impact fee is estimated to be $4,703 per trip end until 12/31/2016. Impact fees are subject to change and the fee schedule in effect at the time of building permit issuance will apply.

AUTHORITY: Bellevue City Code 22.16
REVIEWER: Vanessa Humphreys, Transportation Department

2. Building and Site Plans – Transportation

The building grade and elevations shall be consistent with the curb and sidewalk grade shown in the approved civil engineering plans. During construction, city inspectors may require additional survey work at any time in order to confirm proper elevations. Building plans, landscaping plans, and architectural site plans must accommodate on-site traffic markings and signs and driveway design as specified in the engineering plans. Building plans, landscaping plans, and architectural site plans must comply with vehicle and pedestrian sight distance requirements, as shown on the engineering plans.

AUTHORITY: Bellevue City Code BCC 14.60.060, 110, 120, 150, 180, 181, 190, 240, 241
REVIEWER: Vanessa Humphreys, Transportation Department

3. Existing Easements

Any utility easements contained on this site which are affected by this development must be identified. Any negative impact that this development has on those easements must be mitigated or easements relinquished.

AUTHORITY: Bellevue City Code 14.60.100
REVIEWER: Tim Stever, Transportation Department

4. Existing Easements for Vaults

If applicable, the applicant shall provide easements to the City for facilities such as above-grade boxes and below-grade vaults between the building and sidewalk within the landscape area.

AUTHORITY: Bellevue City Code 14.60.100
REVIEWER: Vanessa Humphreys, Transportation Department

5. Transportation Management Program

The Pro Sports Club has an existing transportation management program in place, including a transportation coordinator (see BCC 14.60.070, subsections F3, F4, F5, and F6). If necessary, the existing transportation management program may need to be updated to account for the expansion and any possible increase in employees.

AUTHORITY: Bellevue City Code 14.60.070; 080
REVIEWER: Vanessa Humphreys, Transportation Department

D. PRIOR TO TCO: The following conditions are required by City Code and supported by City Policy. The conditions shall be complied with <u>prior to issuance of the Temporary Certificate of Occupancy (TCO)</u>:

1. Landscape Maintenance Assurance Device

File with the Development Services Department a landscape maintenance assurance device prior to TCO approval for a five year period for 20% of the cost of labor and materials for all required landscaping. For the purpose of this permit, maintenance and monitoring shall be completed for a period of five growing seasons. Release of this assurance device is contingent upon receipt of documentation reporting successful establishment in compliance with the mitigation performance standards listed in the project mitigation plan. Land Use inspection of the planting after 5-years is required to release the surety

AUTHORITY: Land Use Code 20.40.490, 20.25H.125.J and 20.25H.220
REVIEWER: Leah Chulsky, Development Services Department

2. Street Frontage Improvements

All sidewalk repairs and other required transportation elements must be constructed by the applicant and accepted by the City Inspector. All required improvements must be constructed as per the approved plans or as per direction of the Transportation Department inspector. Bonding or other types of assurance devices will not be accepted in lieu of construction, unless the City requires a delay.

AUTHORITY: Bellevue City Code 14.60; Comprehensive Plan Policy UT-58; Transportation Department Design Manual; and Transportation Department Design Manual Standard Drawings.
REVIEWER: Vanessa Humphreys, Transportation Department

3. Pavement Restoration

Pavement restoration associated with street frontage improvements or to repair damaged street surfaces shall be provided as follows:

a) 148th Avenue NE: Based on this street's excellent condition, it is classified with the City's overlay program as "Overlay Required." Street cutting is permitted only with extraordinary pavement restoration. Should street cuts prove unavoidable or if the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of street cuts or damage) grind and overlay for a minimum of 50 feet will be required.

AUTHORITY: Bellevue City Code 14.60. 250; Design Manual Design Standard #23
REVIEWER: Tim Stever, Transportation Department

4. Implementation of the Transportation Management Plan

The Transportation Management Program required by Bellevue City Code Sections 14.60.070 and 14.60.080 per a condition of approval above must be functional prior to issuance of the initial certificate of occupancy.

AUTHORITY: Bellevue City Code 14.60.070 and 14.60.080
REVIEWER: Vanessa Humphreys, Transportation Department

Attachments: A. SEPA Checklist and DNS
B. Certificate of Concurrency
3. Plans

DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Pro Sports Club

LOCATION OF PROPOSAL: 4455 148th Ave NE

DESCRIPTION OF PROPOSAL: Conditional Use Permit and Design Review Approval to demolish an existing 43,000 square foot building and an expansion totaling 87,650 square feet. Expansion includes three levels of underground parking and surface changes to the drive aisles.

FILE NUMBERS: 14-147202-LB & 15-106890-LD **PLANNER:** Leah Chulsky

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.

☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **7/28/2016**

☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project), or if the DNS was procured by misrepresentation or lack of material disclosure.

Environmental Coordinator

7/14/2016
Date

OTHERS TO RECEIVE THIS DOCUMENT:

☐ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
☐ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
☐ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
☐ Attorney General ecyolyef@atg.wa.gov
☐ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

ENVIRONMENTAL CHECKLIST

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

INTRODUCTION

Purpose of the Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

Received
DEC 05 2014
Permit Processing

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BACKGROUND INFORMATION

Property Owner: Professional Recreation Organization

Proponent: PRO Sports Club

Contact Person: Torjan Ronhovde, Architect
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 14900 Interurban Avenue South, #138, Tukwila, WA 98168

Phone: (206) 859-5500

Proposal Title: 2014 remodel and Expansion

Proposal Location: 4455 148th Avenue NE
(Street address and nearest cross street or intersection) Provide a legal description if available.
legal description and vicinity map attached
Please attach an 8 ½" 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: demolish approx. 43,000 sf bldg and replace with new 215,000 sf 5 floor addition and new 36,000 sf addition. Combine 2 parcels (152505-9046 and 152505-9019)
2. Acreage of site: 10.9 per kcr
3. Number of dwelling units/buildings to be demolished: 1
4. Number of dwelling units/buildings to be constructed: 2
5. Square footage of buildings to be demolished: 43,000 sf
6. Square footage of buildings to be constructed: 251,000 sf
7. Quantity of earth movement (in cubic yards): +- 63,000 yd export
8. Proposed land use: Expansion of Existing Health Club
9. Design features, including building height, number of stories and proposed exterior materials:
   Building will conform to 30 ft height limit. Exterior materials expected to be metal and stucco siding
10. Other

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

Construction anticipated to start 1 qtr of 2107 upon receipt of necessary permits. 18 month construction schedule.

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

No

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

A soils report will be updated, a traffic and parking study has been commissioned.

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.

A land use code exemption application #14-144662 LJ to fill in the 3rd floor with approx. 1900 SF of offices has been submitted and is pending.

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.

Building permits, grade and fill permits, and land use approvals are required.

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

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15-116592-LD

☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. **Earth** SEE ATTACHED

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)?

40%

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.

geotech included in fig

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

none

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A) ENVIRONMENTAL ELEMENTS:

1) Earth:

A) General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other:

B) What is the steepest slope on the site (approximate percent slope)?

Approx. 5% at existing drive aisles and 5 – 10% near the west property line.

C) What are the types of soils found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

The predominant soil is dense to very dense loose soft silty sand glacial till. See report from previous remodel and expansion prepared by Terra Associates. An update to this report will be prepared as part of the permitting process.

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 and grading proposed. Indicate source of fill.

Export is approx. 65.000 Cu Yds. Import is not anticipated. This is due to excavations of below grade floors.

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

mitigated by application of BCC 23.76

No. An engineered soils erosion and sedimentation plan will be submitted with the construction plans.

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

Approx. 70%. The site has been previously developed and contains an existing health club building, drives, parking and walk aisles. Less than 5,000 SF of new impervious area will be added.

H) Proposed measures to reduce or control erosion, or other impacts to the earth.

See item "G" above.

2) Air:

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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.

Storm water will be detained and treated per an engineered storm system meeting the requirements of the agency with jurisdiction. It is anticipated that the existing storm system is adequate to address the minor amount of new impervious areas. Quantities are unknown at this time.

B) Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

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 any toxic chemicals; agricultural, etc.). Describe the general size of the system, such as the number of such systems, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) is (are) expected to serve.

Not applicable.

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.

BCC 23.76

Storm water runoff from impervious surfaces (roofs and paving areas) will be collected, detained and treated in an engineered storm system meeting the requirements of the agency with jurisdiction. It is anticipated that the existing storm retention system can be reused due to the small amount of new impervious areas added.

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

No.

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

None in addition to those previously described.

4) Plants:

A) Check or circle types of vegetation found on the site:

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Deciduous tree: alder, maple, aspen, other.
Evergreen tree: fir, cedar, pine, other.
Shrubs:
Grass:
Pasture:
Crop or grain:
Wet soils plants: cattail, buttercup, bullrush, 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?

The site has been previously filled and graded and landscaped. Some trees and landscaping will be removed and replaced at the new drive areas. Total areas of new or revised landscaping is anticipated to be less than 15,000 sf.

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 site, if any.

Any new landscaping will make extensive use of native plant materials. Minor area of additional planting will be installed at the parking islands and parking area perimeters.

5) Animals:

A) 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, elk, beaver, other:
Fish: bass, salmon, trout, herring, shellfish, other:

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?

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 needs? Describe whether it will be used for heating, manufacturing, etc.

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Natural gas or electric for heating and cooling, electric lighting.

B) Would the 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 this proposal? List other proposed measures to reduce or control impacts, if any:

The completed projects will exceed the requirements of the current Washington State Energy Code.

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.

None known.

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

None.

B) Noise:

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

Traffic from adjacent roads is present, but will not affect the proposal.

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

Short-term construction noise, long-term vehicle noise generated by the users of the project.

3) Proposed measures to reduce or control noise impact, if any:

None, the primary parking areas are located away from 148th avenue. The existing access drive aisles will be retained.

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8) Land and Shoreline Use:

A) What is the current use of the site and adjacent properties?

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The site is currently occupied by the existing PRO Sports Club and Wimbledon Apartments.
South: racquet Club Estates – Condominium
West: Office park across 148th Avenue
North: Hampton Green Apartments.
West: Hampton Green Apartments.

B) Has the site been used for agriculture? If so, describe:

No.

C) Describe any structures on the site:

Existing Health Club, surface and underground parking structure and Wimbledon Apartments.

D) Will any structures be demolished?

Yes the existing west metal building of approx. 43,000 SF will be removed and replaced.

E) What is the current zoning of the site?

R-20

F) What is the current comprehensive plan designation of the site.

Multi-Family Medium Density. PRO Sports Club is an existing legal non-conforming use.

G) If applicable, what is the current shoreline master program designation of the site?

Not applicable.

H) Has any part of the site been classifies as an "environmentally sensitive" area? If so, specify:

No.

I) Approximately how many people would reside or work in the completed project?

16 apartment units are currently in use and will remain. Approx. 200 workers on site at any given shift.

J) Approximately how many people would the completed project displace?

None.

K) Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable.

L) Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

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The project will comply with all current zoning requirements, no variances or special conditions approvals are anticipated.

9) Housing:

A) Approximately how many units would be provided, if any?

None new. 16 existing apartment units to be retained.

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

Not applicable.

C) Proposed measures to reduce or control housing impacts, if any:

Not applicable.

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?

The buildings will not exceed 30 feet according to the measuring method outlined in Bellevue Municipal Code. The exterior building material is anticipated to be painted metal siding and stucco. The materials will be similar to the existing.

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?

The project will require parking lot and building lighting. Most of this lighting is existing or will be replaced with like lighting.

B) Could light or glare from the finished project be a safety hazard or interfere views?

No.

C) What existing off-site sources of light or glare may affect your proposal?

None.

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D) Proposed measures to reduce or control light and glare impacts, if any:

The project will use shielded light source luminaires for parking lot lighting and building lighting. Minor revisions to site lighting will result from this proposal. These revisions will not result in alterations to the lighting or glare impact to adjoining properties.

12) Recreation:

A) What designated and informal recreational opportunities are in the immediate vicinity?

The current use as a health has many different options for recreation, including, swimming, tennis, racquetball, basketball, weights and cardio.

B) Would the proposed project displace any existing recreational uses? If so, describe.

No. Additional recreation options related to the Health Club will be expanded.

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 near the site? If so, generally describe:

No.

B) Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None.

C) Proposed measures to reduce or control impacts, if any:

Not applicable.

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.

148th Avenue NE abuts the site to the east. See the site plans.

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B) Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The site is served by public transit on 148th Avenue NE. The nearest transit stop is less than 100 yards from the property.

C) How many parking spaces would the completed project have? How any would the project eliminate?

There are currently approx. 1003 parking stalls on grade and in the parking structure. The finished project will have approx. 1255 stalls. Most of the new stalls will be contained in a new underground parking structure at the west end of the property.

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):

The proposal will not require improvements to 148th Avenue. The existing site access points will remain.

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 the peak volumes would occur.

This project is anticipated to generate less than 30 PM peak hour trips. A parking demand and traffic study is being prepared by Transportation Engineering Northwest and will be submitted as an exhibit during the conditional use process. The peak volumes are most likely to be between 7 AM and 7 PM.

Certificate of Concurrency Issue.

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 public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe:

No.

B) Proposed measures to reduce or control impact on public services, if any:

None anticipated.

16) Utilities:

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

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:

Natural Gas: PSE
Sanitary Sewer: City of Bellevue
Water: City of Bellevue
Electricity: PSE
Telephone: PNB
Refuse: Waste Management

C. 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.

Owner / Agent Signature: TORJAN RONHOVDE, ARCHITECT

Date Submitted: 12-5-2014

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LEGAL DESCRIPTIONS

PARCEL NO: 1525059046

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON:
TOGETHER WITH THE NORTH HALF TO THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTH EAST QUARTER OF SAID SECTION 15:
AND TOGETHER WITH THE EAST 300.37 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15:
EXCEPT THE SOUTH 140 FEET OF THE EAST 330 FEET OF THE SAID SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER:
AND EXCEPT THE NORTH 135 FEET OF THE EAST 315 FEET OF THE NORTHHALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15:
AND ALSO EXCEPT THE EAST 50.00 FEET FOR 148th AVENUE NORTHEAST.

PARCEL NO: 1525059109

THE SOUTH 140 FT OF THE EAST 330 FT OF THE NE 1/4 OF THE SE 1/4 LESS THE EAST 50 FT FOR STREET TOGETHER WITH THE NORTH 135 FT OF THE WEST 265 FT OF THE EAST 315 FT OF THE SOUTHEAST OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 ALL IN SECTION 15, TWP 25 N., R 5 E.

PROJECT ADDRESS: 4455 - 148TH AVENUE NE, 98007

VICINITY MAP

CERTIFICATE OF CONCURRENCY

Pro Sports Club

This certificate documents the Transportation Department Director's decision that the development project at 4455 148th Avenue NE (File No. 15-106890 LD) complies with the requirements of the Traffic Standards Code (BCC 14.10). This decision reserves 224 net new p.m. peak hour trips to that project, subject to Process II appeal of either the concurrency determination or the Design Review decision. This reservation will expire one year from the land use decision date unless a complete building permit application is filed prior to that date (BCC 14.10.040F). At the time of a complete building permit application, the concurrency reservation will remain in effect for the life of that application (BCC 23.05.090H). Upon issuance of the building permit, concurrency is reserved for one year; the applicant may request up to two one-year extensions (BCC 23.05.100E).

Director, Transportation Department

7-14-16

Date

Certificate No. 105