



# MEMORANDUM

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DATE: October 23, 2008

TO: Meydenbauer Bay Steering Committee

FROM: Mike Bergstrom, Planning & Community Development  
Robin Cole, Parks & Community Services

SUBJECT: October 30, 2008 Steering Committee Meeting – **Agenda Item #4**

Two alternative master plans have been prepared for discussion on October 30. Alternative One is very similar to the “Education Emphasis” alternative reviewed in September. Alternative Two is largely a hybrid of the “Shoreline Emphasis” and “Civic Emphasis” alternatives reviewed in September. Together, the two alternatives incorporate many of the uses and concepts reflected in the three September alternatives.

With respect to the treatment of 100<sup>th</sup> Avenue SE/SE Bellevue Place, each of the two alternatives are presented with a “road open” variant (i.e., maintaining 100<sup>th</sup> Avenue SE/SE Bellevue Place open to vehicle traffic). More discussion concerning implications of road closure will occur under Agenda Item #5.

Due to the decision to prepare an Environmental Impact Statement, uses and choices reflected in the alternatives were not substantially modified following the September 18 meeting. This will allow the EIS to evaluate a range of uses and designs and their impacts, so that the EIS evaluation is able to both capture “worst case” impacts and help inform future recommendations and decisions.

The alternatives to be reviewed at the October 30 meeting are essentially the alternatives that will be analyzed in the EIS (together with a “No Action” alternative). While a limited amount of refinement may be made to these alternatives following your October 30 discussion, they are intended to represent the range of issues and possibilities that will move forward for evaluation. Therefore, it is important that these alternatives have not left anything out that should be included for evaluation through the EIS process.

# ALTERNATIVE I

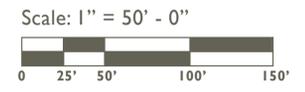
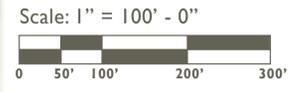
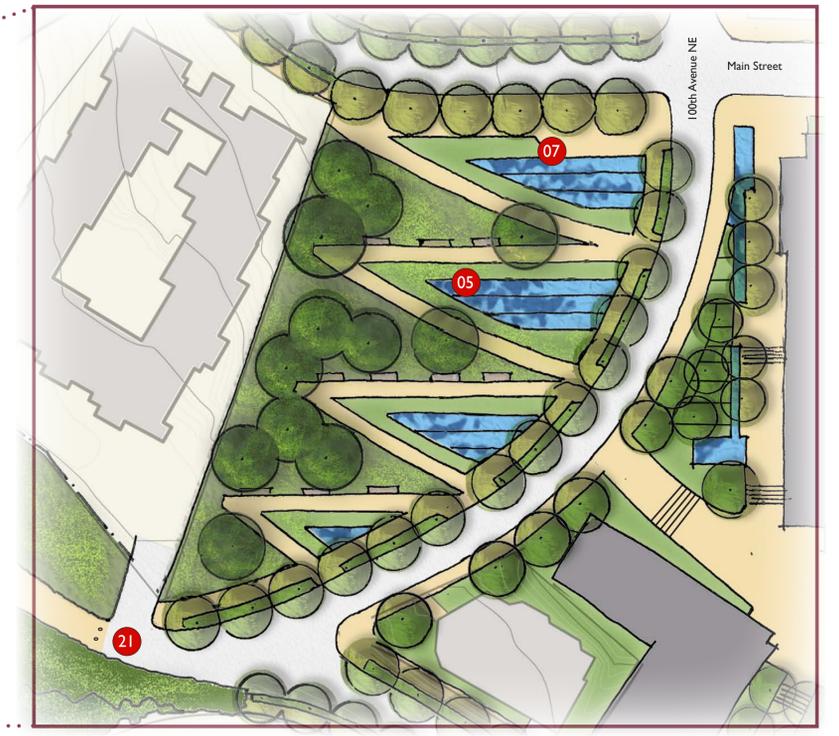


Marina Program	Existing	Alternative I
Pier Removal	NA	Removes Pier 3
Permanent Long-term Moorage	87 slips	43 slips
Not in Service/Transient	25 slips	14 slips South side of public dock and on Pier 1
People Propelled Vessels (PPV)	No facilities	Up to 15 PPV slips North side of public dock and at beach
Boat Storage	No facilities	Limited potential on land

## Park Program Elements

- 01 Fully day-lighted stream with interpretive/education nodes along adjacent pedestrian path provides important pedestrian experience.
- 02 Ravine enhancements (Contiguous canopy forested areas to be retained and enhanced; invasive plants removed) provide improved habitat for key species.
- 03 Shade/rain structure provides cover for pedestrians at mid-level terrace
- 04 Relocated Wetland (Incorporation of wetlands with the stream/shoreline delta to form a contiguous surface water structure) provides improved aquatic habitat
- 05 Significant stormwater feature extending from Downtown Park along 100th Ave. NE through the park terraces provides a visual connection between the two parks.
- 06 Upper viewing terrace with vehicular pull-off (+/-10 short-term parking spaces) provides space for future transit stop. Retreat center tucked under provides additional space for community activities.
- 07 Grand viewing plaza at 100th AVE NE and mid-slope terraces with ADA path to the shoreline allows pedestrians to enjoy multiple views of the bay.
- 08 Custom designed playground (for school-aged children) blends with other park features and enhances the natural character of the park.
- 09 Grass picnic area with shade structure provides close visual proximity to the beach and playground.
- 10 Youth Environmental Education Center: restrooms, gathering space, outdoor education green, and terraced garden
- 11 Continuous waterfront promenade extends the full length of the park shoreline with pedestrian & emergency vehicle access behind the marina.
- 12 Restrooms (with green roof)
- 13 Short-term marina parking (4-6 spaces) and drop-off area
- 14 Removal of Pier 3
- 15 Public dock with viewing platform and transient moorage
- 16 Parking garage tucked into hillside (90 spaces) and grand viewing park terrace above
- 17 Whaling Building: Historical/Cultural Maritime Center
- 18 Enhanced hillside woodland (Removal of invasive species, preservation of significant trees, and planting of native forbs, shrubs and trees)
- 19 Swim beach with people propelled vessel launch
- 20 Softened shoreline (Improved near-shore habitat and addition of native riparian vegetation, including overhanging plants and woody debris)
- 21 The Lake to Lake Trail system Downtown connection terminus
- 22 Enhanced streetscape with improved sidewalks, additional street trees and site furnishings for added pedestrian comfort along streets connecting to surrounding parks.

## Road Open Variant



# ALTERNATIVE 2



Marina Program	Existing	Alternative 2
Pier Removal	NA	Removes Piers 2 & 3
Permanent Long-term Moorage	87 slips	29 slips
Not in Service/Transient	25 slips	14 slips Pier 1 & public dock
People Propelled Vessels (PPV)	No facilities	Up to 10 PPV slips North side of Pier 1
Boat Storage	No facilities	Limited potential on land

## Park Program Elements

- 01 Partially day-lighted stream with adjacent trails improves quality of water entering the Bay and provides important aquatic habitat (retain existing ravine paths, parking )
- 02 Ravine enhancements (Contiguous canopy forested areas to be retained and enhanced; invasive plants removed) provide improved habitat for key species
- 03 Retain existing paths, roads and parking in Ravine
- 04 Retreat Center with parking below (90 spaces) and grand viewing park terrace above
- 05 Custom designed playground (for school-aged children) blends with other park features and enhances the natural character of the park.
- 06 Large lawn terraces provide seating areas with close visual proximity to the beach and playground
- 07 Shoreline boardwalk with pedestrian & emergency vehicle access
- 08 Waterfront viewing plaza with tucked under restroom below
- 09 Short-term marina parking (4-6 spaces) and drop-off area
- 10 Removal of Piers 2 and 3, additional moorage on Pier 1
- 11 Series of elevators provide ADA access to shoreline
- 12 Public dock with transient moorage slips and people propelled vessel launch
- 13 Main Street plaza / Bay view steps with significant public art feature provides memorable entry point into the park
- 14 Café with green roof near Bay view steps activates the park near Main Street
- 15 Small seasonal vendor kiosks
- 16 Tucked under parking garage with 40-50 spaces
- 17 Floating boardwalk and small scale public pier at south end of the park allows for near-shore upland habitat restoration and boardwalk loop with views of the bay and city skyline
- 18 Whaling Building: Historical/Cultural Maritime Center
- 19 Enhanced hillside woodland (Removal of invasive species, preservation of significant trees, and planting of native forbs, shrubs, and trees)
- 20 Swim beach
- 21 Softened shoreline (Improved near-shore habitat and addition of native riparian vegetation, including overhanging plants and woody debris)
- 22 The Lake to Lake Trail system Downtown connection terminus
- 23 Swim lanes and life guard float near beach create safe swimming areas
- 24 Upper viewing terrace with vehicular pull-off (+/-10 short-term parking spaces) provides space for future transit stop
- 25 Continuous waterfront promenade extends the full length of the park shoreline with pedestrian & emergency vehicle access behind the marina.
- 26 Retain existing public pier
- 27 Enhanced streetscape with improved sidewalks, additional street trees and site furnishings for added pedestrian comfort along streets connecting to surrounding parks.
- 28 Tucked under canoe and kayak storage with green roof
- 29 Elevated viewpoint

## Road Open Variant

