



# MEMORANDUM

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Date: January 13, 2009

To: Parks & Community Services Board

From: Pam Fehrman, Project Manager  
Glenn Kost, Planning & Development Manager

Subject: Eastgate Area Properties Master Plan  
*(Feedback welcomed – no official Board action requested)*

## **SUMMARY**

At your meeting on January 13, 2009, we will present the Eastgate Area Properties Master Plan process, site analysis, opportunities and constraints, and related city wide recreational needs and development opportunities to you. This presentation is for information purposes. We would appreciate your questions and feedback to inform the master planning process and design options. We will return to the Board after a Council Study Session and our fourth community meeting requesting Park Board's Master Plan and Park name recommendation to Council.

## **BACKGROUND / PROPERTY HISTORY**

The City-owned, Eastgate Area Properties are made up of three parcels totaling 27.5 acres (*Vicinity Map Attached*). The site is strategically located largely within the I-90 Business Park, near the Lake to Lake Trail and major transportation corridors. Recognizing that this property represents the last large, undeveloped, and relatively flat parcel of property in Bellevue capable of supporting active recreation in the City, the City Council purchased the property with the intent of Community Park development. The first phase of the Eastgate Area Properties Community Park development, following the completion of this master plan, was approved by the Council and community in the 2008 City of Bellevue, Parks and Natural Areas Levy Lid.

The smallest of the three parcels (2.47 acres) is a storm water management pond operated by the City of Bellevue Utilities Department. The 10.53-acre parcel was purchased from the Bellevue School District in 2004 and is an undeveloped, sloped woodland, surrounded on two sides by single family homes. The largest of the three parcels (14.55 acres) was purchased from The Boeing Company in 2003. This parcel is a relatively flat open field that had previously been operated as an open municipal landfill from 1951 to 1964 and an airfield until 1983.

## MASTER PLANNING PROCESS AND DESIGN ALTERNATIVES

The planning effort has been lead by Parks & Community Services Department staff, teamed with The Portico Group, an experienced landscape architectural and planning firm, together with experts in landfill management, civil and environmental engineering.

The public process began May 28, 2008, with a public workshop held at Spiritridge Elementary School. Over 100 community members attended, mostly from the immediate neighborhood (*The Master Planning Process & Public Involvement Program - attached*). At the meeting we shared property history, site analysis, property opportunities and constraints but mainly focused on a visioning exercise where participants were invited to offer their hopes and desires for the park. A website was initiated to provide ongoing information to the public with survey-like questionnaire to enlist feedback.

Approximately 170 neighbors attended the second workshop on July 17<sup>th</sup>. Community, staff and consultants heard technical information about the property. The *Planning/Design Framework Map – attachment*, offers a quick site analysis providing insight into some underlying design opportunities and constraints. We then reviewed workshop #1, community correspondence, took a look at some of Bellevue’s recreation needs and opportunities before viewing and then breaking into smaller groups to comment on the five design alternatives briefly outlined below (*Five Design Alternatives –A thru E / Workshop #2 attached*).

- **Alternative A** - Meadow/open space, Small public facilities bldg., NW corner - Wooded NW - picnic area
- **Alternative B** - Multi-Use natural lawn, Recreation building, NW corner - Meadow clearing, NE Corner – Off-Leash area
- **Alternative C** – Large Off-Leash area, Small public facilities building, NW corner – drive accessible picnic area
- **Alternative D** - Multi-Use synthetic, lit sport fields, NW corner – Recreation Bldg, NE corner natural turf area and Off-Leash area
- **Alternative E** - Sport Complex with synthetic surface and lighting, NW corner - natural turf sportfields, NE corner - Recreation Building and Off-leash area

Design alternatives have been shaped by the community’s expressed preferences (approximately 1,500 comments to-date), recreation needs, as well as site and city-wide development opportunities and constraints. Generally, those living nearest the park favor less intensive development, while those representing specific recreational interests support more intensive development. The most passionately requested, supported and contested park elements are neighborhood vs. community park levels of activity, sportfields, off-leash dog area, preservation of meadows, woods/wildlife habitat and indoor recreation (mostly aquatic).

The evolution of design alternatives reflect a consensus driven design approach that has resulted in park program options that are typically more flexible in use, appealing to the broader interests of the community (as opposed to more single-use facility options that have not faired as well). The most preferred, and equally least preferred, of the five design alternatives were the large single-use elements of off-leash area (alternative C) and Little League complex (alternative E). The meadow/open space design (alternative A) was also least preferred. The multi-use design elements of Natural Lawn (alternative B) and Synthetic Sportfields (alternative D) found middle ground support from the community.

Approximately 70 neighbors attended the third workshop on November 18<sup>th</sup>. This workshop followed a similar format with the community commenting on a mix and match range of three design alternatives. A brief outline of the three master plan alternatives (*Three Design Alternatives – A thru C / Workshop #3 – attached*) follow :

- **Alternative A** - Multi-Use natural lawn, Recreation building, NE corner - Meadow clearing, NW corner – Picnic shelter and trails
- **Alternative B** – Multi-Use synthetic, lit sport fields and Large Off-Leash area, Small public facilities building, NW corner – drive and parking accessible picnic area
- **Alternative C** - Multi-Use synthetic, lit sport fields, central Meadow, NW corner – trails, NE corner – Recreations building and Off-Leash area

A quick reference sheet provides major element descriptions and alternative comparisons (*Key Element Matrix – A thru C / Workshop #3 – attached*).

### **AREAS OF AGREEMENT**

Through this Master Planning Process we have made progress towards our goal of determining a preferred Master Plan for the Eastgate Area Properties. Although we have some unresolved issues we have also identified park program elements that are supported by the community and are common to all the design alternatives.

*Park elements common to all design alternatives are as follows:*

- Picnic Areas
- Maintain/enhance trails & connections
- Community gathering spaces
- Children’s play area(s)
- Limit vehicle access to 160th
- Utilize existing parking to the extent possible
- Maintain residential buffers
- Provide restroom(s)/site furnishings
- Protect Environment (Enhance: woods, stormwater quantity/quality and improve landfill systems)
- Provide orientation & interpretive signage

### **KEY UNRESOLVED ISSUES**

The most passionately requested, supported and contested park elements continue to be: neighborhood vs. community park levels of activity, sportfields, off-leash dog area, preservation of meadows, woods/wildlife habitat and indoor recreation (mostly aquatic) and to the extent they are included in the preferred Master Plan remains unresolved.

*Unresolved Park Planning issues are as follows:*

- **Neighborhood Park vs. Community Park and Existing uses:**

This 27 acre undeveloped site has long been considered a “neighborhood park” by many residents in the area. The site is used by many area residents and employees for walking,

jogging and as an off-leash dog area. Some feel the park needs minimal or no improvements and should remain passive, the *meadow should be saved* and or enhanced, while others believe the park should include features with community-wide interest, such as an off-leash dog facility or sportfields. Neighbors are typically united in their concern that increased, traffic, lights and noise would have a negative impact on their neighborhood.

The Eastgate Area Property's size, topography, adjacency to existing corporate office infrastructure (complimentary use/timing, shared access, parking, lighting) and proximity to I-90 and major state wide trail systems, lends itself to supporting active recreational activities typical of a community park. Recognizing the park and open space value to the City, the Council purchased the properties with the intent of Community Park development.

All current design alternatives provide for: enhancing current utility systems (landfill gas systems, ground and stormwater quality and quantity) maintaining and enhancing existing pedestrian and bike trail entry points, restricting vehicular access to 160<sup>th</sup>, providing adequate parking, and maintaining and enhancing 150+ feet of existing mature woodland area to buffer residential areas from park uses.

- **Sports fields / Complex:**

A large contingency of the community support developing sportfields, preferably with lights and synthetic surface to maximize hours and seasonal use. As noted previously, there is a large neighborhood group that oppose sportfields, especially lit synthetic surface sportfields, due to the potential traffic, noise and light impacts to their neighborhood. Although we have received requests for soccer, football and lacrosse fields, the single most requested type of field is little league baseball, specifically a complex. Reasons cited supporting a complex include: 1) existing poor quality fields, 2) Bellevue has no complex making tournament play inconvenient, 3) Redmond, Kirkland and Issaquah have complexes, and 4) the potential positive economic benefits a complex would provide the City.

The adopted 2003, *Bellevue Parks & Open Space System Plan* identifies the site as a potential location for lighted sports fields. From a city-wide perspective, the Eastgate Area Properties is the only park owned property with the capacity (topography and lighting potential) to develop lit sportfields. The due-diligence investigation of the Eastgate Area Properties prior to purchase provided analysis of illumination, noise and traffic among other development impacts. The illumination assessment cited: 1) large set-back distances, 2) existing mature trees and vegetation, and 3) technically improved sportfield lighting shields as adequately addressing the potential impacts of glare. Studies of potential noise levels found environmental noise generated by sportfields (assuming no public address system) would meet acceptable daytime levels, while some mitigation (through design) may be needed to mitigate late hour evening play. The traffic analysis indicated that trip caps were not exceed and no traffic impacts were anticipated to be triggered. The due-diligence assessments of site and development impacts supported lit, active sportfields and informed the Council's decision to invest in these properties.

Complex development has not been pursued in the past, as park development policy within Bellevue has systematically concentrated on geographically dispersing sportfields. More recent sportfield development has additionally focused on multi-use type fields (soccer type fields with baseball overlay(s) on synthetic surfaces) to help maximize seasonal, year-round play to extend the use of the City's limited resources. The City schedules 45 soccer and 77

baseball/softball fields owned by the City and School District at 43 geographically dispersed locations around the City; 13 of the 77 baseball/softball fields are little league (serving 5 to 12 year olds) field size and game quality.

▪ **Off-Leash Dog Facilities:**

As previously noted, this undeveloped site has been used by the neighborhood as an off-leash dog facility for many years. The neighborhood generally supports a larger sized, fenced, off-leash facility (requests have ranged from 2 to 10 acres). While the community as a whole also supports an off-leash facility, comments suggest that they do not want “their children’s priority uses (sportfields, aquatic center, playgrounds etc.) displaced”.

As Park Board will recall, Staff is in-process of an off-Leash Dog Study and although incomplete, findings may help inform the Eastgate Area Properties. Current City of Bellevue policy welcomes dogs in all Parks on-leash except on beaches during swim season, in the Botanic Garden and on synthetic fields (Robinswood). The single highest complaint the Parks Department receives is dogs off-leash – this issue is managed on a complaint basis only. In the Bellevue area there are five off-leash facilities, which are Robinswood Park (1.75 acres), the regional facility at Marymoor Park (40 acres), Medina Park (12 acres), Luther Burbank Park 1.5 acres), and a privately owned facility on the Washington Square property in downtown Bellevue.

The City of Bellevue provides a moderate level of service based on our 120,000 population. Bellevue’s single off-leash facility at Robinswood Park is located about a quarter of a mile West of the Eastgate Area Properties. Robinswood Park has potential capacity to offer improved and expanded off-leash facilities without displacing other uses in the park. Two off-leash facilities at Robinswood and the Eastgate Area Properties located within 1,300 feet of each other is not ideal when contemplating equitable distribution of services community-wide.

▪ **Environmental Preservation; Meadow, Woods and Wildlife Habitat**

The sloped forested areas on the northern portion of the site has well developed canopies of trees with dense understories of native shrubs and herbs that currently provides a 10 acre buffer to single family residences, as well as, providing valuable habitat. Many neighbors familiar with the site appreciate the site as it is today and want to see little or no change. To the extent that picnic shelters, access to, and parking are developed within those 10 acres is in question. Equally important to a large neighborhood group is the 10 acre meadow to the south.

A neighborhood group extended an invitation and the design team attended a “Save the Meadow” meeting. The petition signed by 242 neighbors submitted to the City Council summarizes their program preferences as follows:

*“Blackberry Meadow” Petition to the Bellevue City Council*

*The undersigned residents of Bellevue neighborhoods surrounding a meadow from 156<sup>th</sup> Ave to 160<sup>th</sup> Ave & near NE 24<sup>th</sup> St. – the “old” airport / Landfill, near the new Microsoft facilities and Boeing Computer systems (to be known as “Blackberry Meadows” for the purpose of this petition), wish to express their desire to keep the meadows natural and have a minimum of park recreation development. We respectfully insist that the City Council – representing these neighborhoods, direct the Parks and Recreation Board in their planning and execution, assure that a minimum of 10 acres of the available 14.5 acres, minimum, of the “Blackberry Meadow” be kept as a general use, multi “meadow only” use; 4.5 acres maximum for multi-*

*use recreation / area and the other 13 acres to be left naturally wooded and preserved specifically for the neighborhood use. These uses could include some or multi uses as listed in "Meadow Information Sheets".*

Initial Eastgate Area Properties environmental analysis of on-site streams, wetlands and wildlife habitat was studied as a part of the due-diligence assessment of the site prior to purchasing the properties and is an ongoing component of our master planning process. Based on survey results to-date, and the Washington Department of Fish and Wildlife Priority Habitat Database, no priority habitats or species exist on the site - there is no observed or regulatory wetland or wildlife that would preclude development.

Picnic shelters and trail systems in the NW corner of the site can be sensitively developed to provide recreation and ecological education opportunities while maintaining a 150+ foot buffers. In our picnic weather months, weekend reservations for picnic shelters are booked to capacity. Surveys of recreational activity participation (State and City) consistently identify picnicking and walking as the two most popular activities. Ease of access for people and picnicking supplies, availability of water and restrooms make picnic shelters more functional and desirable to the community.

The meadow located on the South portion of the site has grown on the soil covered landfill area and is limited to pasture grasses and low herb vegetation. Native plants are very limited in this area and there are no shrubs or trees to provide cover for wildlife nesting areas. The highly compacted soils resulting from landfill cover also limits this area's usefulness for burrowing mammals. Designed meadows in less-than natural wetland environments have posed maintenance and aesthetic challenges for the Parks Department in the past to the point of conversion to more standard lawn areas. While the preservation or enhancement of meadow grasses could be visually appealing (assuming maintenance issues could be overcome) habitat value is limited and opportunities for community use is reduced to trail-walking.

▪ **Indoor Recreation Facility:**

An indoor recreation facility has been proposed on-site and has been generally well supported by those who have participated in the master planning process. The facility is described as an approximate 40,000 to 50,000 square foot building that could support indoor recreation such as an aquatics facility, soccer, hockey, baseball or an ice skating facility. The City has been approached in the past by several groups that represent various sports ventures requesting City participation to create major indoor facilities. No formal proposals commitments or relationships have been established. Staff and the design team have approached the indoor facility from a site carrying capacity perspective attempting to establish parameters for placement and approximate size; a separate process would be needed to establish a specific building program, and would not occur until Council endorsed a public/private partnership and/or City funding became available.

An aquatics center is the most well supported indoor recreation facility. As the Park Board will recall, the City of Bellevue continues work on an Aquatics Feasibility Study aimed at determining the feasibility and cost of constructing a major community aquatics center in Bellevue. The Eastgate Area Properties is one of several sites noted as a potential location. The size of aquatic facilities being studied ranges from 60,000 to 140,000 square feet. The mid-range aquatic facility (70,000 sf) with associated parking was conceptually tested at the

Eastgate Area Properties (*Indoor Recreation Facility – Aquatic: C (70,000 sf / 400) - attached*). While the site could support an aquatic facility half again larger than the City's existing 32,000 sf Aquatic Center, a 70,000 sf facility would prohibit most other program uses on-site.

### **FOR PARK BOARD CONSIDERATION AND FEEDBACK**

We would appreciate your questions and feedback to inform the master planning process and preferred design options. Our design process is consensus driven and will likely result in a mid-range design, perhaps a little of everything, satisfying the most and offending the least.

- Are the consensus driven Master Plan results acceptable to the Board?
- Does the board support particular preferred alternative(s) or park elements?
- Should the preferred Master Plan include or exclude:
  - Active recreation typical of a community park?
  - Multi-use sportfields in the design? Synthetic surface and lights?
  - Off-leash area facilities? and/or improve Robinswood facilities?
  - Picnic shelters in the NW corner? with or without drive access and/or parking?
  - A meadow area?
  - Preserve an opportunity for an indoor recreation facility? What size? 40,000sf, 70,000sf or?
- Other comments or suggestions?

### **NEXT STEPS**

Following review and comment by Council, we will proceed with the fourth community meeting working towards a preferred Master Plan and name. We will be returning to the Board after a Council Study Session, and our fourth community meeting requesting Park Board's recommendation to Council. After completing the SEPA, staff will return to Council to request adoption of the Eastgate Area Properties Park Master Plan and name.

### **ATTACHMENTS**

1. Vicinity map
2. *The Master Planning Process & Public Involvement Program*
3. Planning/Design Framework Map
4. Five Design Alternatives –A thru E / Workshop #2
5. Three Design Alternatives –A thru C / Workshop #3
6. Key Element Matrix – A thru C / Workshop #3
7. Indoor Recreation Facility – Aquatic: C (70,000 sf / 400)





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= 300 feet

City of Bellevue  
Park Department  
Planning

Plot Date: 12/2008

**Vicinity map**  
**Eastgate Area Properties**  
**Community Park (27.5 ac)**  
**2997 160th Ave SE**

Map Location





**Master Planning Public Involvement Program**

**for the**

**Eastgate Area Properties Master Plan**

**April 2008 through March 2009**



April 2008

# Master Planning Public Involvement Program

## for the

### Eastgate Area Properties Master Plan

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## **Project Vision and Purpose**

The City of Bellevue is embarking on a park master planning and naming process for a new community park on the Eastgate Area Properties located at 2997 160<sup>th</sup> Ave SE. A park master plan is a conceptual plan that will lay the groundwork for the site's long-term redevelopment and potential phased implementation. We're looking forward to working with the community to develop a shared, long-range vision for the park. With proper long-term vision and design creativity, we expect this site will become a wonderful new community asset and addition to the City's award-winning park system.

The successful master plan and public involvement process will need to: recognize and incorporate solutions addressing the recreation needs of the community, integrate and inform environmentally responsible solutions for existing and new utility systems (landfill, storm water etc.) attend to the community's diverse expectations ranging from little or no change, to highly intensive recreational use.

## **The Eastgate Area Properties**

The City-owned Eastgate Area Properties are made-up of three parcels consisting of 27.5 acres. The site is strategically located largely within the I-90 Business Park, near the Lake to Lake Trail and major transportation corridors, and is the only remaining undeveloped site within the City that is large and flat enough to be developed for the purpose of providing a park with lit active recreation.

- The smallest (2.47 acres) of the three parcels is a storm water management pond operated by the City of Bellevue Utilities Department.
- The 10.53 acre parcel was purchased from the Bellevue School District in 2004 and is an undeveloped, sloped woodland, surrounded on two sides by single family homes.
- The largest of the three parcels was purchased with the intent of developing active sports facilities and is a relatively flat, 14.55 acre open space that was operated as a municipal landfill from 1951 to 1964 and an airfield until 1983. From a development perspective the site is rife with utility system easements (abandoned and new) such as a landfill gas migration system, ground water monitoring wells, storm water systems, and a major King County Metro sewer line among others.

More recently the neighbors to the south, Schnitzer West, and their contractors have been constructing three, seven-story office buildings and a separate eight-level parking structure, surface parking and landscaping. The Schnitzer West project includes construction of a two-lane public road, on Schnitzer West's north property to serve the office development as well as the future park. Schnitzer has been granted a temporary Right-of-Entry to use approximately 140,000sf of the south Eastgate Area Properties for construction staging.

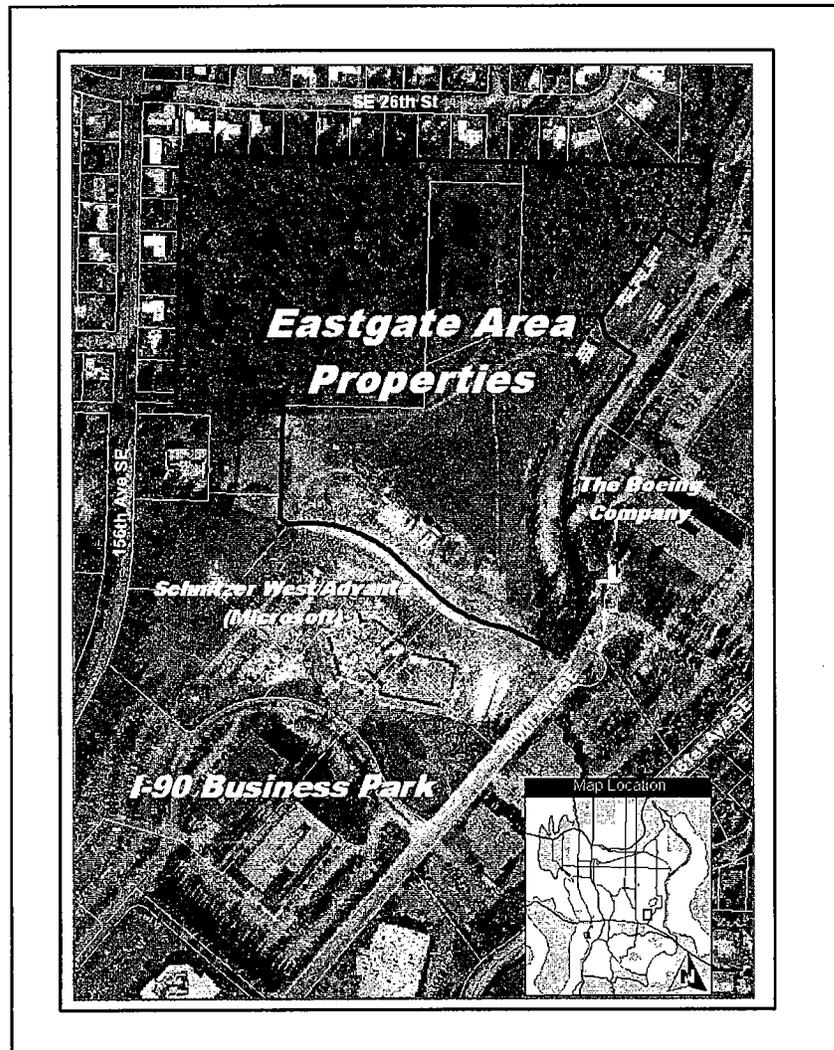


Figure 1: Vicinity Map Eastgate Area Properties

## Public Involvement Goals

The master plan will not be successful without significant consultation with the public. This public involvement program has been created to achieve the following goals:

- Provide a wide range of opportunities for the community to be informed about and involved in the development of design alternatives for the Eastgate Area Properties.
- Create a process that is transparent, inclusive, and broad, but also focused and productive so that the master planning process continues to move forward and achieve results.
- Provide a comprehensive understanding of the full range of community visions, values, and priorities, so the Parks & Community Services Board and City Council can make informed recommendations and decisions related to the Eastgate Area Properties.
- Create a sense of community cohesiveness and ownership in the new park at Eastgate Area Properties.

## **Interest Groups and Key Planning Issues**

A variety of individuals and groups use the park now, and will want to be involved in the master planning process. These include neighbors, parents, sports/athletic groups, youth recreational groups, walkers and joggers, bikers, dog owners and various others. All of these park users are likely to participate in the park planning process. Several key issues and challenges distinguish this site from other park master plans, and will likely be a focus of this master planning effort.

- Existing uses: The site is used by many area residents and employees for walking, jogging and as an off-leash dog area. Long-time users feel a personal connection and sense of ownership of the site. Some feel the park needs minimal improvements and should remain passive, while others believe the park should include features with community-wide interest, such as an off-leash dog facility.
- Sports field interest: The adopted 2003 Bellevue Parks & Open Space System Plan identifies the site as a potential location for lighted sports fields. Several concept plans have been developed to represent this idea, and the feasibility study supporting the City's purchase of this property identified active sports fields as a potential use of this site.
- Environmental stewardship: As a former landfill site, the property includes a series of landfill-related systems that must be considered during the planning process, including a methane gas collection, groundwater monitoring, leachate collection and stormwater management. The site is also directly upstream from Phantom Lake, a sensitive freshwater lake. The master plan will provide for environmentally responsible solutions to these unique circumstances.
- Shared road and parking: As part of the purchase and sale agreement, the City negotiated specific parking arrangements with the adjacent office development. The master plan will identify these arrangements and explore potential alternative solutions that best meet the needs of the park.
- Indoor recreation facility proposals: The potential for a significant indoor recreation facility, including an Aquatics Center or Field House, will be explored.
- Trail connections: The master plan will consider this site's strategic location adjacent to or near the Phantom Lake loop trail, Lake-to-Lake Trail, and regional Mountain-to-Sound Greenway trail.

## **Planning Process and Public Involvement Activities**

The planning effort will be led by Parks & Community Services Department staff, teamed with The Portico Group, an experienced landscape architectural and planning firm, together with experts in landfill management, civil and environmental engineering. Following a public involvement process, the proposed plan will be reviewed by the Parks & Community Services Board and the City Council. After a SEPA (State Environmental Policy Act) review process, the City Council will be expected to adopt the preferred master plan and park name.

The public involvement process will be aimed at providing a wide range of opportunities for diverse interests to be informed about and involved in the development of design alternatives for the park, and then to narrow the range of options to a preferred alternative. We believe we have created a process that is transparent, inclusive and broad, but also focused and productive so that the process will efficiently achieve results. We expect this work to occur over a period of 9 to 12 months. It will include a series of public meetings, some organized as workshops, others as open houses or formal meetings. They will be structured to encourage widespread participation and constructive public comment, provide information in an easily accessible and understandable manner, quickly raise and respond to issues and concerns, identify opportunities and constraints, and generate enthusiasm and support. Previous site designs and technical work will provide a strong foundation of information to support the planning effort. The public outreach process and technical information will provide the basis for developing a park program plan that reflects the desired activities and facilities of the community's vision.

### **Mailing/Distribution List**

Key to the success of the master planning process is a comprehensive up-to-date mailing list. This list will include physical addresses, as well as email addresses, of a broad range of groups and individuals. The initial mailing list consisted of approximately 2,500 and has grown to over 5,000 people and includes: neighbors living and working within a mile to of the park, neighborhood associations, athletic organizations, any person that has expressed interest in participating in this park planning effort, East Bellevue Community Council, Bellevue City Council, Parks & Community Services Board, and the Environmental Services Commission. The mailing list will be updated continually throughout the master planning process.

**Timeframe:** Initial list developed by the end of April 2008: updates will occur throughout the development of the master plan.

### **Notification Materials**

Postcard invitations will be distributed prior to each public meeting to provide project information, advertise the event, and obtain feedback. The first postcard will be sent to the project's email/ mailing list prior to the first workshop. Subsequent postcards will be sent prior to each of the public open houses associated with the master plan. The postcards will also be used as a handout at the workshops, and will be available to any interested parties who request it. The postcards will also provide clear direction on how to comment on, and be involved in, the master planning process.

**Timeframe:** The first postcard will be distributed two weeks prior to the first public meeting. Subsequent postcards will be distributed well in advance of each public meeting.

### **Public Meetings**

A series of public meetings will be conducted throughout the master planning process and will consist of workshops within the local neighborhood as well as meetings with the Parks & Community Services Board and the City Council at City Hall.

**Meeting #1** - May 28 – At this workshop, attendees will be invited to “dream big about the Eastgate Area Properties New Park. The master plan team will share its “inventory and analysis” of the park, which will include a listing of the facilities, active and passive recreation that currently takes place, and possibilities for both indoor and outdoor programming. Working in small groups, meeting participants will share their visions, values, and ideas for the future of this new park.

**Meeting #2** - July 17 – This meeting will feature the presentation of three or five planning alternatives for the Eastgate Area Properties. Attendees will be invited to comment on those alternatives, describing what they like the most – as well as the least – about each of the alternatives under consideration. There will be opportunities to discuss and describe various elements of the alternatives, and the alternatives could be “mixed and matched” to come up with a single, preferred alternative for the park.

**Meeting #3** - November 18 – At this workshop, the Portico Group will present how they have consolidated the work from workshop #2 into three or so alternatives. Meeting attendees will be able to further discuss and comment on these alternatives, providing further “tweaking” as needed to develop a final master plan alternative and design scheme for the park.

**Meeting #4** – Spring 2009 – At this meeting attendees will have an opportunity to see how the recreation needs, public and neighborhood meetings and workshops, survey feedback, Park Board and City Council have informed a preferred alternative(s). Attendees will be able to further discuss and comment, providing potential further adjustments to the preferred master plan alternative.

**Meeting #5**– As needed to consolidate alternatives to a single preferred master plan alternative.

**Meetings** - The Parks & Community Services Board welcomes community attendance and participation. The Board meets on the second Tuesday of the month at City Hall. Presentations and discussion specific to the Eastgate Area Properties will occur at approximately two Park Board meetings. The Park Board will forward a preferred master plan and park name recommendation to the City Council.

**Meetings** - The City Council welcomes community attendance and participation. The Council meets on the first four Mondays (Tuesday if Monday is a holiday) of each month at City Hall. Presentations and discussion specific to the Eastgate Area Properties will consist of one to two Study Sessions prior to the Council’s Adoption of the Master Plan and park name.

### **Project Website**

The City of Bellevue’s website will provide information and the opportunity to comment on the master plan. The website itself will also be regularly updated with information such as project announcements, public meeting summaries, and workshop materials.

The website will be particularly useful to those who cannot attend the public meetings. A website alert will also be available so that web users can be notified with each website update. Meeting materials and surveys will be regularly posted, so that anyone who accesses the website can provide the City with feedback on the design or design process.

**Timeframe:** The project website will go live prior to the first public meeting. Meeting notices will be posted prior to every meeting while meeting materials will be posted after the first public meeting, and will continue to be posted after each meeting. Website maintenance will be ongoing throughout the master planning process.

### **Media Outreach**

If the level of media interest is high enough, feature articles about the master planning process may appear in a variety of newspapers, including *It's your City*, and the *Bellevue Reporter*. These articles will share information about the process and will also provide the website address and key phone numbers if readers want to share their views with city staff.

**Timeframe:** May through Spring 2009.

### **Public Involvement Report**

The comments and results gathered through the public meetings, website surveys, and other public involvement activities will be regularly summarized throughout the process. As the Master Plan is being completed, a final summary report will also be generated. This report will be distributed to city staff, the Bellevue City Council, and numerous others, ensuring that subsequent decisions about the park can be made with as much information as possible.

**Timeframe:** The report will be submitted as part of the final Master Plan in Spring 2009.

## Master Planning Process and Timeline Overview

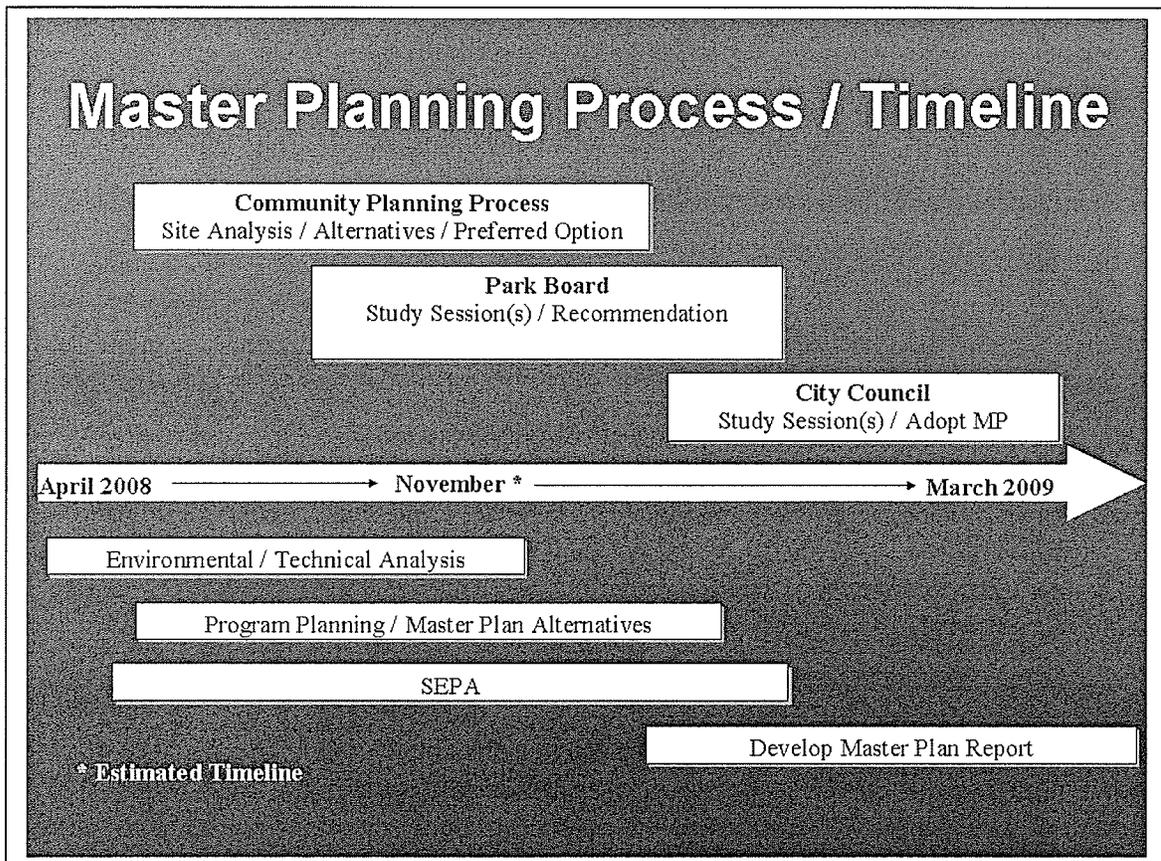


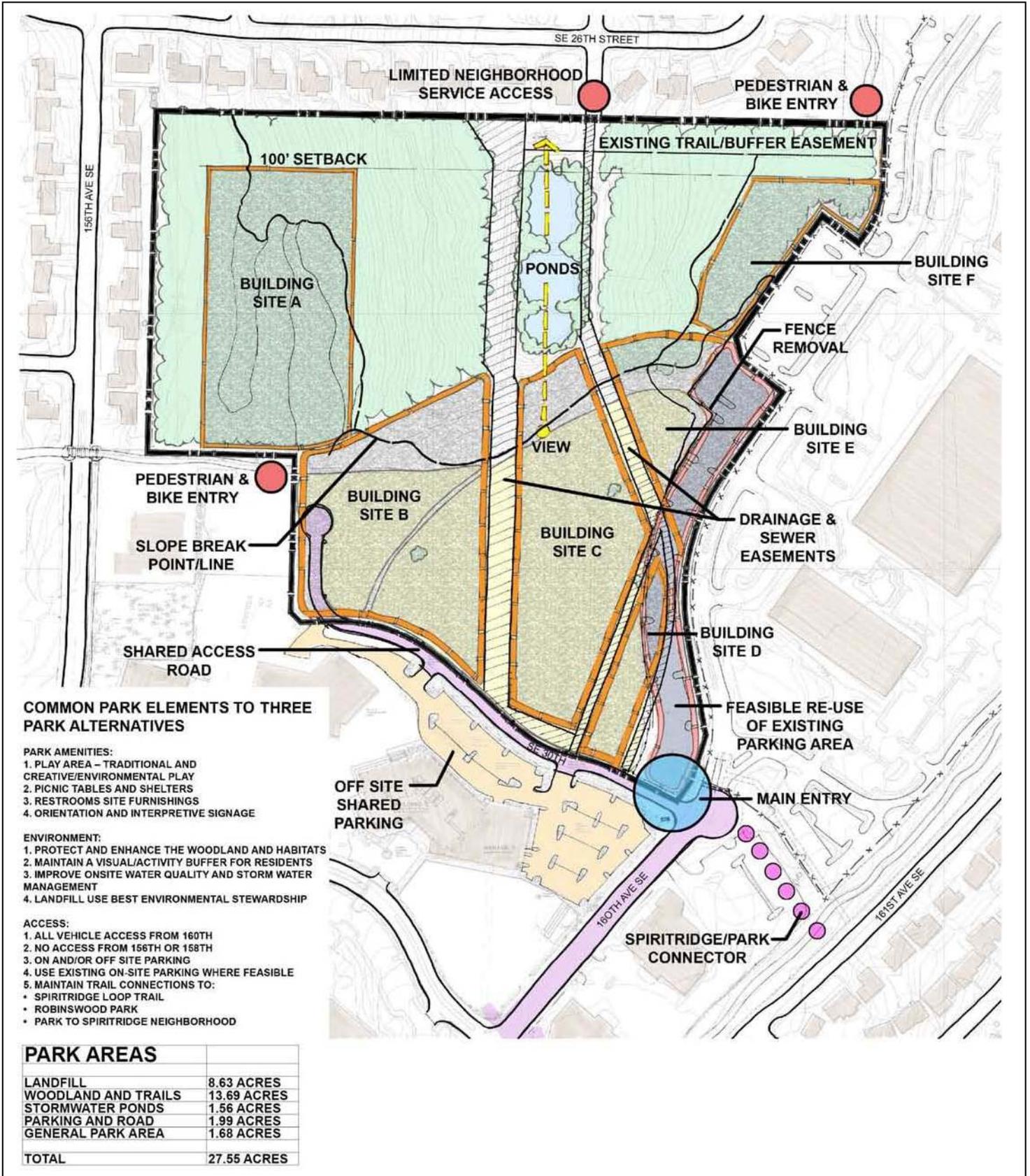
Figure 2: Master Plan Process Overview

### For More Information or to Provide Comments:

- Visit:** [http://www.bellevuewa.gov/eastgate\\_area\\_properties\\_master\\_plan.htm](http://www.bellevuewa.gov/eastgate_area_properties_master_plan.htm)
- Call:** Pam Fehrman, Project Manager  
(425) 452-4326
- Email:** [pfehrman@bellevuewa.gov](mailto:pfehrman@bellevuewa.gov)
- Mail:** City Hall, P.O. Box 90012, Bellevue WA 98009-9012



# Planning / Design Framework Map



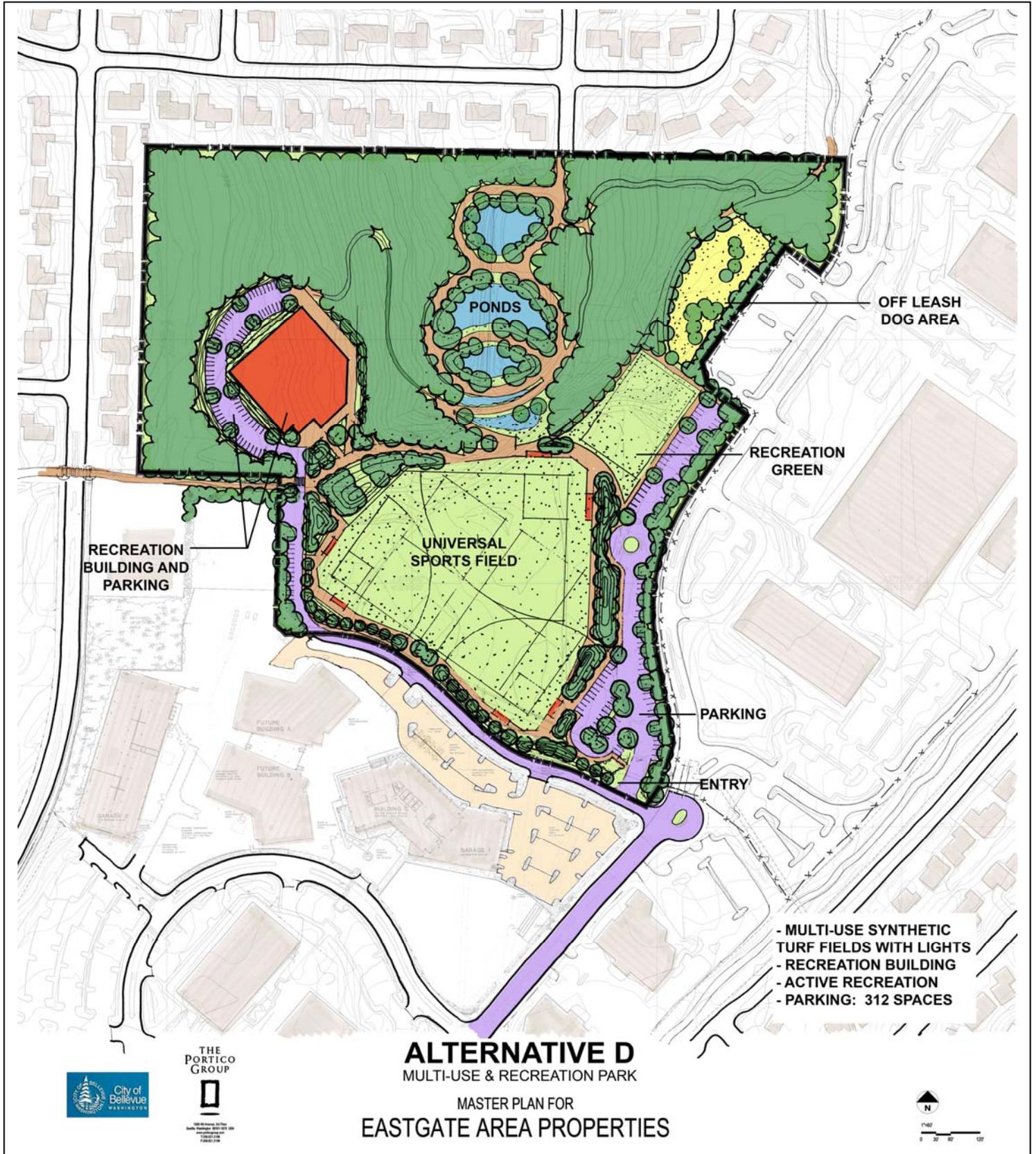


# Five Design Alternatives – A thru E / Workshop #2





# Five Design Alternatives – A thru E / Workshop #2



# Five Design Alternatives – A thru E / Workshop #2



# Three Design Alternatives – A thru C / Workshop #3



THE PORTICO GROUP



160th Avenue SE  
Bellevue, WA 98008  
360.691.1100  
www.porticogroup.com

## ALTERNATIVE A

MASTER PLAN FOR  
EASTGATE AREA PROPERTIES



# Three Design Alternatives – A thru C / Workshop #3



THE PORTICO GROUP



NO. 10000 15th Ave NE  
Bellevue, WA 98008  
360.691.1000

## ALTERNATIVE B

MASTER PLAN FOR  
EASTGATE AREA PROPERTIES



# Three Design Alternatives – A thru C / Workshop #3



## ALTERNATIVE C

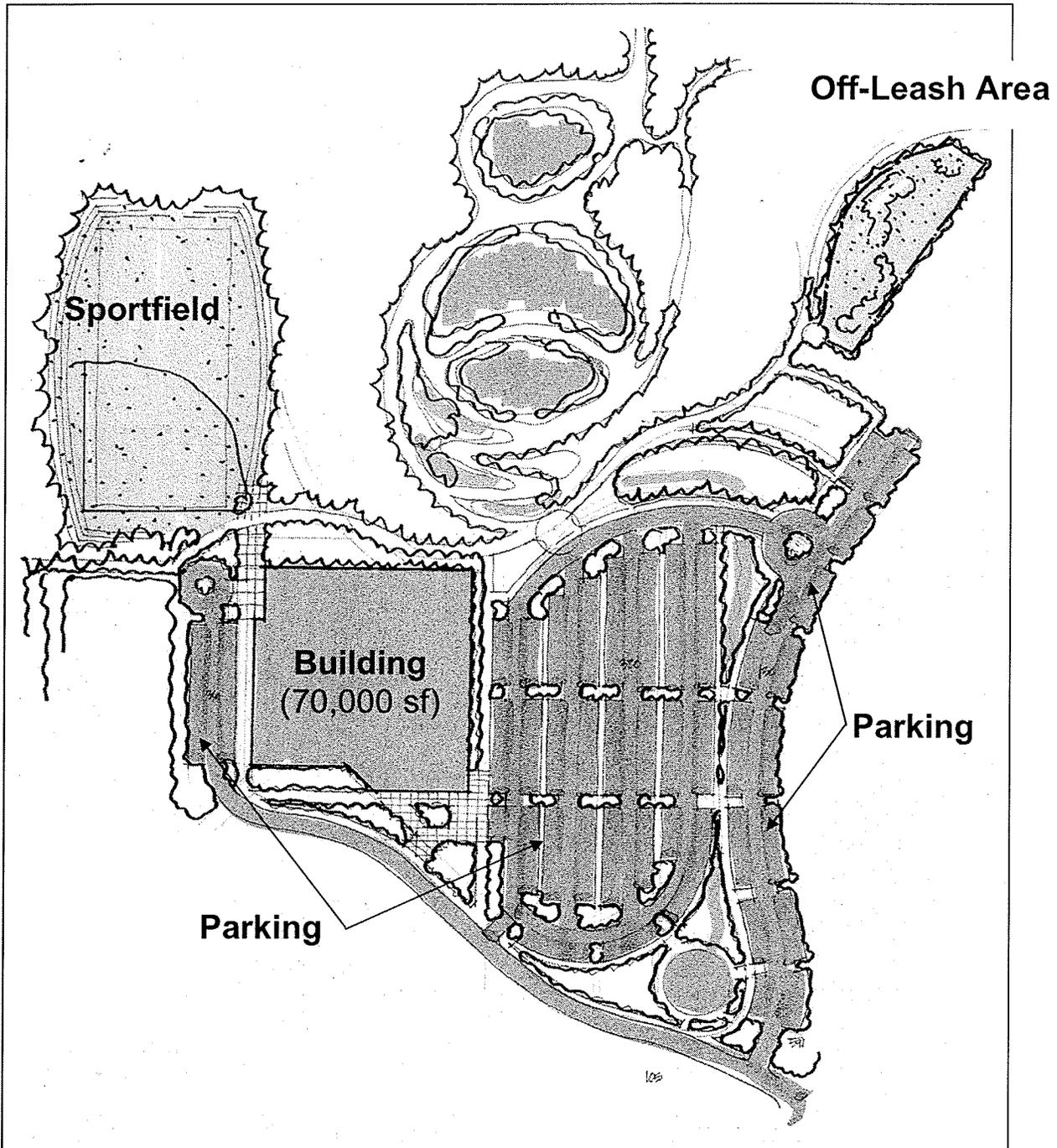
MASTER PLAN FOR  
EASTGATE AREA PROPERTIES



# Key Element Matrix – A thru C / Workshop #3

New Community Park			
Eastgate Area Properties Master Plan			
City of Bellevue			
The Portico Group - 11/18/2008			
Park Alternatives Summary Description Matrix			
Alternative	A	B	C
<b>Key Elements Description</b>	Meadow, Multi-Use Natural Turf Field, Recreation Building	Off-Leash Dog Park, Synthetic Turf Multi-Use Fields w/Lights, Picnic Area W/Parking	Meadow, Synthetic Turf Multi-Use Fields w/Lights, Off-Leash Dog Area, Recreation Building
<b>Primary Users Served</b>			
Local Neighborhood	Yes, Year-round	Yes, Year-round	Yes, Year-round
Local Corporate Campus	Yes, Year-round	Yes, Seasonal	Yes, Year-round
Citywide General Recreation	Yes, Year-round	Yes, Year-round	Yes, Year-round
Citywide Cultural	Yes, year-round	Yes, Year-round	Yes, Year-round
City wide Trail User	Yes, Year-round	Yes, Seasonal	Yes, Seasonal
Citywide Dog	N/A	Yes, Year-round	Yes, Year-round
Citywide Field Sports	Yes, Seasonal	Yes, Year-round	Yes, Year-round
Citywide Indoor Sports Potential	Yes, Year-round	No	Yes, Year-round
Citywide Aquatics Potential	Yes, Year-round	No	Yes, Year-round
<b>Common Elements</b>			
Trails - Spirtridge Loop Trail	Yes	Yes	Yes
Picnic Areas	Yes	Yes	Limited
Children Play Areas	Yes	Yes	Yes
Unique Elements	Water Element & Integrated Art Flexible Field Uses	Water Element & Integrated Art Universal Use Sports Fields	Water Element & Integrated Art
<b>Recreation/Sports Facilities</b>			
Athletic/Sports Fields	Open Natural Turf Field	Synthetic Turf Multi-Use Field - (1) - 300' Outfield, (2) 200' Outfield, (2) 150' x 300' Soccer/Lacrosse/Football	Synthetic Turf Field (1) 200' Outfield, (1) 150' x 300' Soccer/Lacrosse/Football
Field Lighting	No	Yes	Yes
<b>Public Service &amp; Indoor Facilities</b>			
1,000 SF to 5,000 SF Public Services	None	2,000 SF Restroom, Information	None
40,000 SF Recreation Building	40,000 SF Recreation Building	None	40,000 SF Recreation Building
<b>Parking</b>			
<b>Surface Parking:</b>			
On-Site	112 Spaces	145 Spaces	93 Spaces
Off-Site Shared	105 Spaces	105 Spaces	105 Spaces
<b>Total</b>	<b>217 Spaces</b>	<b>250 Spaces</b>	<b>198 Spaces</b>
<b>Dog Facilities</b>			
On-Leash	Yes	Yes	Yes
Off - Leash Hours/Programmed	Potential	Yes	Yes
Off - Leash Area	No	Yes	Yes
Potential Service Area	Neighborhood	Citywide, 2.0 Acres	Citywide, 2.0 Acres

# Indoor Recreation Facility – Aquatic: C (70,000 sf/400)



## Building Concept – 70,000 sf / 400

MASTER PLAN FOR  
EASTGATE AREA PROPERTIES

