



Date: April 27, 2016

To: Parks & Community Services Board

From: Glenn Kost, Planning & Development Manager
Scott Vander Hyden, Project Manager

Subject: 140th Ave. N.E. Neighborhood Park plans in the Bridle Trails neighborhood

Proposed Action: To recommend approval of the development plan for the 140th Ave. N.E. neighborhood park.

SUMMARY

We will review the community outreach process and proposed development plan for the 140th Ave. N.E. neighborhood park in the Bridle Trails neighborhood. If recommended for approval, we will ask the City Council to approve the plan. If changes are requested or concerns expressed, we will modify the plan for further Park Board review.

BACKGROUND

The 2008 Bellevue Parks & Natural Areas Levy includes funds to provide neighborhood parks in the Bridle Trails neighborhood. The staff worked closely with the Bridle Trails community to identify their highest priority projects, which were endorsed by the Park Board and approved by the City Council. One of the projects was the acquisition, planning and development of the Pashchinskiy Property, now known as Bridle Trails Corner Park, which opened in the fall of 2014. The remaining Levy funds were used to acquire the 1.65 acre "Ginzberg" property in 2014 as a future neighborhood park. Similar to the process used to develop plans for the Corner Park, the Bridle Trails Community Club (BTCC) asked that the Parks staff work with the community to create a development plan for this new property in hopes that these plans could be used to encourage the City to fund park development.

PARK PLANNING PROCESS

Four community meetings were held to discuss the plans for the park, located at 4432 140th Ave. N.E. All meetings were held at the North Bellevue Community Center. The first three meetings were hosted by the City, while the fourth was a general membership meeting of the BTCC. Invitations to each meeting were mailed to over 2,000 nearby residents and advertised on the City's website. In addition, 55 residents responded to an on-line survey asking about their preferences and concerns, and numerous emails were fielded by staff throughout the process.

All three public meetings were attended by approximately 15-20 residents, and the BTCC membership meeting was attended by approximately 25-30 members.

The initial meeting, held on May 13, 2015, served as a general introduction to the project, to solicit feedback about desired park elements, and to field questions and concerns. Concerns included parking limitations, after-hours park use, privacy issues for adjacent property owners, and limited pedestrian access opportunities to the park.

At the second meeting on Oct. 7, 2015, survey results were shared and a concept plan was introduced based on the feedback received. The plan was well received. The staff agreed to refine the plan based on comments received at this meeting, and to schedule a third meeting which was held on Feb. 10, 2016. A revised (preferred) park plan was presented that incorporated the feedback, including a modest increase in parking spaces from 8 to 12, a crosswalk across 140th Ave. and right-of-way frontage improvements. The plan continued to be well received, and we agreed to present the preferred plan at the general BTCC membership meeting on March 24. Unanimous support to approve and implement the plan was expressed at this meeting.

PLAN DESCRIPTION

The park program includes a combination of passive and active use elements. The eastern edge of the property abuts a 5-acre Bellevue Utility-owned site which is a protected wetland, making approximately ¼ of the park a protected Native Growth Protection Area (NGPA) buffer. The remaining park will offer visitors a variety of recreation opportunities, including play areas for differing ages, an “adventure” play area, a picnic shelter, benches, and picnic tables. Both hard and soft-surface paths are incorporated into the design, which includes a loop trail surrounding a large maintained grass area. The trail hugs the wetland buffer which will be restored with native plantings. A 12-stall parking lot is included, as no on-street parking is available nearby.

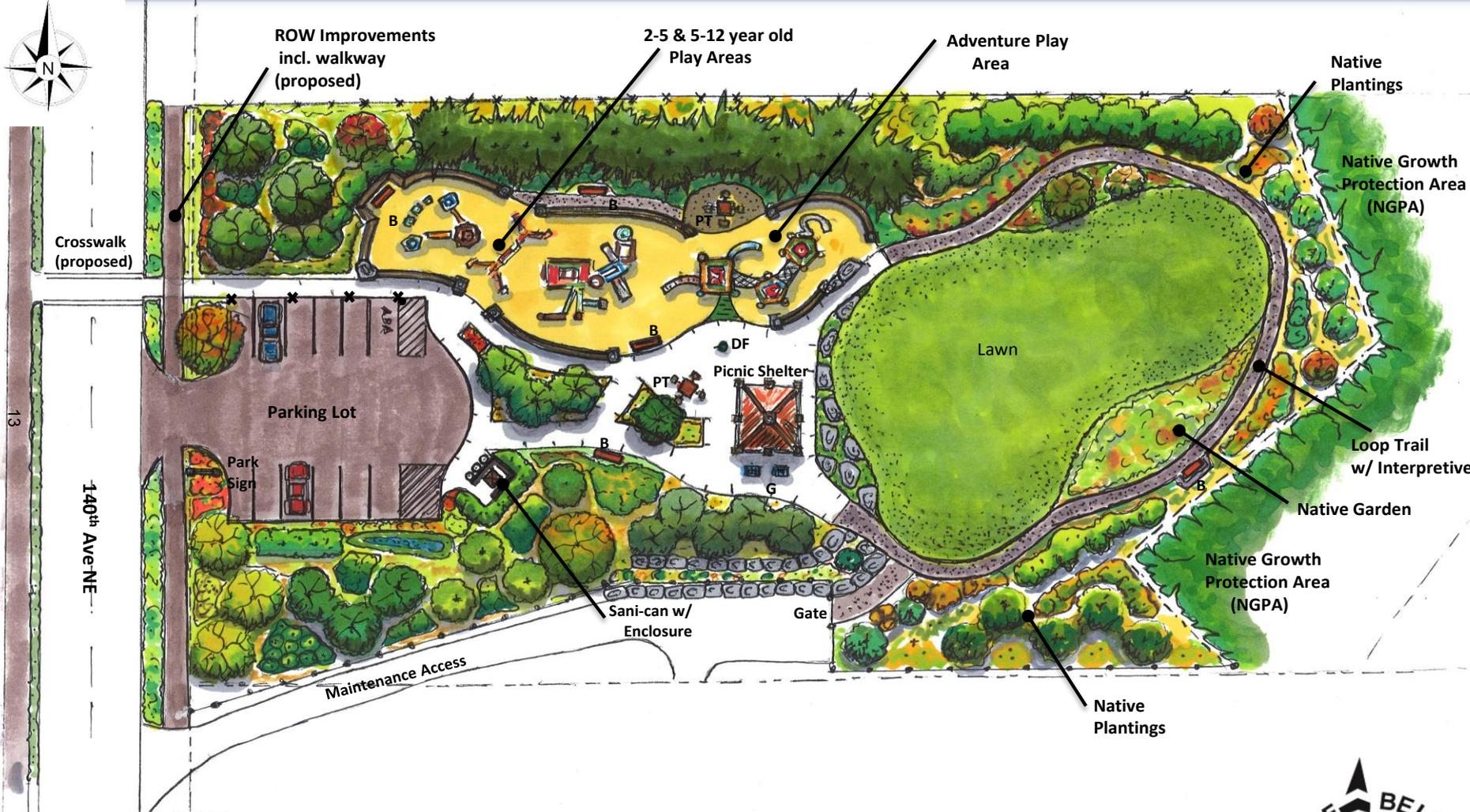
PROJECT TIMELINE & NEXT STEPS

Once the Park Board recommends approval, we will review the plan with Council. If Council is satisfied with the plan, we will request their approval. No funding currently exists for design, permitting or park construction. However, the Park Board has asked that funding be requested in the 2017-23 Capital Improvement Program budget. Once funding is approved, we will proceed with design, permitting and construction consistent with the approved plan.

ATTACHMENTS

140th Ave. N.E. Park Development Plan

BRIDLE TRAILS NEIGHBORHOOD – 4432 140th Ave. NE (Ginzberg Acquisition)



Preferred Park Plan



