



MEMORANDUM

Date: June 29, 2012
To: Parks & Community Services Board
From: Camron Parker, Senior Planner
Parks & Community Services
Subject: Shoreline Master Program Update Progress Report

The latest draft of the proposed Shoreline Master Program regulations will be released on or around July 5, 2012. This draft will include changes directed by the Planning Commission over the past year (the prior draft was released May 2011). At the Board's July meeting, staff from the City's Development Services Department will highlight elements of the new draft that relate to parks, open space and public access to Bellevue's shorelines. The presentation will also cover the process moving forward as the draft SMP proceeds toward adoption by the City Council and acceptance by the State Department of Ecology.

Following the presentation, the Board will be invited to ask questions about the current draft and discuss whether any additional communication from the Parks & Community Services Board is warranted at this time.

For reference, prior Board correspondence on the subject is reprinted in the packet. On July 5, the latest draft SMP will be available at: www.bellevuewa.gov/shoreline-master-plan.htm

If you have any questions about how the draft policies and regulations may impact development at existing parks, future parks or park operations, please contact me at (425) 452-2032 or cparker@bellevuewa.gov.

BACKGROUND

The State's Shoreline Management Act (SMA) was enacted in 1972. The SMA is implemented jointly by local governments and the State Department of Ecology. At the local level, cities establish a set of land use regulations that apply to significant waters, the shorelands 200 feet landward of the waters and associated wetlands and floodplains. More information can be found at: www.ecy.wa.gov/programs/sea/sma/st_guide/intro.html

The areas within SMP jurisdiction in Bellevue include Lake Sammamish, Lake Washington and the associated wetlands of Mercer Slough, part of lower Kelsey Creek, and Phantom Lake and the associated wetlands north to Larson Lake.

Portions of the following parks and facilities are within shoreline jurisdiction:

Burrows Landing	Lake Sammamish Properties (undeveloped)
Chesterfield Beach Park	Mercer Slough Nature Park
Chism Beach Park	Meydenbauer Bay Park & Marina
Clyde Beach Park	Newcastle Beach Park
Enatai Beach Park	Robinsglen Nature Park
Kelsey Creek Park	SE 40 th Street Boat Launch
Lake Hills Greenbelt	Sweylocken Boat Launch

City of Bellevue



Post Office Box 90012 • Bellevue, Washington • 98009-9012

April 26, 2012

Kevin Turner, Chair
Planning Commission
City of Bellevue
PO Box 90012
Bellevue, WA 98009-9012

Chair Turner:

I would like to thank you and the Planning Commission for the opportunity to discuss the Meydenbauer Bay Park and Land Use Plan at your March 28 meeting. The Parks & Community Services Board debriefed when we met on April 10 and determined that it would be helpful to share the results of our conversation with you.

There is great potential in boards and commissions working as partners. The Parks & Community Services Board is committed to working collaboratively and cooperatively with the Planning Commission on this and any other project where our interests or obligations cross.

As the Planning Commission moves forward in finalizing the Shoreline Master Program, we would be happy to answer any further questions regarding any current or planned waterfront park, including the Meydenbauer Bay Park Plan. What would be most helpful is to receive these questions in advance of any public meeting so that we can provide the full complement of information that will assist you in your recommendations to Council on land use regulations.

On large multi-year projects like the Meydenbauer Bay Park and Land Use Plan, we recognize that certain issues are relevant to multiple boards and commissions. With open communication, we can collaborate to advance the Council's adopted vision by relying on and respecting each body's mission and expertise. We respect that the Shoreline Master Program and the regulatory framework to implement it is in the purview of the Planning Commission. The Parks & Community Services Board's primary mission is to provide citizen oversight regarding parks and open space issues, including park planning and design. In regard to the Meydenbauer Bay Park and Land Use Plan, the Board will continue to stay highly engaged, and it is our role and obligation to ensure that park design issues included in the plan and implementation principles are addressed to the full extent by conducting a thorough public outreach process.

We value the collaborative process between the City's boards and commissions and look forward to working together with you in the future.

Sincerely,

Lynne M. Robinson
Chair
Parks & Community Services Board

cc: Kevin Wallace, Councilmember, Liaison to the Parks & Community Services Board
Patrick Foran, Parks & Community Services Director



Date: March 20, 2012
To: Kevin Turner, Chair
Planning Commission
From: Lynne Robinson, Chair
Parks & Community Services Board
Subject: Parks and Recreation Uses and the Shoreline Master Program

Thank you for inviting the Parks & Community Services Board to participate in your discussion of the Shoreline Master Program (SMP). The Board has received periodic presentations on the SMP project over the past several years. Our last communication to the Planning Commission, dated May 12, 2011 includes three general principles that we asked be considered in drafting regulations impacting public access, shoreline recreation and open spaces uses. These principles remain important to the Board and are attached for your review.

Evaluating potential impacts to public parks and open space brought by changes to the SMP is complicated work. Portions of the following 14 parks and facilities are within shoreline jurisdiction:

- Clyde Beach Park
- Meydenbauer Bay Park & Marina
- Chism Beach Park
- Burrows Landing
- Chesterfield Beach Park
- Enatai Beach Park
- Mercer Slough Nature Park
- Sweylocken Boat Launch
- Kelsey Creek Park
- SE 40th Street Boat Launch
- Newcastle Beach Park
- Lake Sammamish Properties (undeveloped)
- Robinsglen Nature Park
- Lake Hills Greenbelt

These facilities are all unique in their location, the type of water-enjoyment opportunities available and in the ecological health of each site. We believe that the City, through the leadership of its Council and boards and commissions has a strong track record of providing public access for all Bellevue residents to portions of the city's waterfront, balanced with environmental protection of the shoreline.

The Board understands that there has been interest in the Meydenbauer Bay Park and Land Use Plan and its relationship to the Shoreline Master Program. The Parks & Community Services Board strongly supports the Council's adopted master plan. Several documents are attached to provide the Commission with information specific to this plan. It is worth noting that the City has invested over \$1.5 million supporting the public outreach and planning that resulted in the park and land use plan. Public involvement has included, to date:

City Council: (1/2007 – 12/2010)

- 17 public meetings and 2 public hearings

Steering Committee: (4/2007 – 11/2009)

- 21 public Steering Committee meetings
- 6 public workshops/open houses
- 2 public hearings

Planning Commission (4/2007 – 2/2010)

- 5 public Planning Commission meetings

Parks & Community Services Board (4/2007 – 4/2010)

- 10 public Park Board meetings
- 1 public hearing

Environmental Review – EIS (including public hearing)

The plan's Implementation Principles ensure that public outreach will continue in the future under the full oversight and control of the City Council.

We look forward to providing any information that will be helpful to Commission as it continues to evaluate local SMP regulations for all Bellevue parks and recreation facilities within shoreline jurisdiction.

Attachments

- May 12, 2011 Memo, Parks & Community Services Board to Planning Commission
- Citywide maps of shoreline parks
- Meydenbauer Bay Park and Land Use Plan Executive Summary, Map and Implementation Principles
- City Council Resolution No. 8182, adopting the Meydenbauer Bay Park and Land Use Plan



MEMORANDUM

Date: May 12, 2011
To: Hal Ferris, Chair
Planning Commission
From: Faith Roland, Chair
Parks & Community Services Board
Subject: Shoreline Master Program Comment Letter

Thank you for the opportunity to comment on the draft Shoreline Master Program. Development Services staff attended our meetings in April and May to provide information on the update process. Upon review of the draft policies, the Parks & Community Services Board offers three overarching principles for the Planning Commission to use as it considers regulations impacting public access, shoreline recreation and open space uses. Additionally, the Board provides specific draft policy modifications for your consideration that support these principles.

The SMP should support the City's long-standing policy of increasing public access to the shoreline and preserving open space.

The city's first park acquisitions in the 1950's were shoreline parks. Since that time, acquisition and development of shoreline and wetland parks has remained a top priority. The 2010 Parks & Open Space System Plan, as adopted by the City Council, calls for continued waterfront, wetland and stream-side acquisition for the next 20 years to increase access for all Bellevue residents and preserve unique and valuable open space. Public access can be improved by maintaining and improving public view corridors¹ and improving directional signage to existing facilities. Further, and in combination with the above, requiring major private redevelopments to design for public view and access can assist in reaching the Shoreline Management Act's public access goal.

The SMP should recognize that parks use a small percentage of Bellevue's overall shoreline to serve all Bellevue residents. To accommodate demand, intense use of the shoreline is often necessary.

Bellevue's waterfront parks are highly used facilities. Less than 4% of residential lots in Bellevue front water. The vast majority of Bellevue residents consider Bellevue parks their waterfront property. Bellevue's population of 122,000 has access to approximately 12% (1.7 miles) of Bellevue's shoreline in the form of public parks. The high demand on these facilities is reflected in a 2009 statistically significant survey of Bellevue residents finding that 69% of Bellevue residents visit a community beach, waterfront park or boat launch at least twice every year. Almost 40% visit six or more times per year.

The SMP should allow a balance of public access, ecological restoration and historic and cultural preservation and restrict uses in shoreline and wetland parks that do not advance these interests.

The 2009 Bellevue resident survey referenced above found that Bellevue residents express a strong desire for the City to continue to develop waterfront parks and boat launches, improve the ecological function of forests, wetlands, lakes and streams and preserve

¹ A concept supported by draft policy SH-43

historical structures and heritage sites. The City has been able to make this balance under the existing SMP and seeks to continue under the new regulations. Consider the following from the 2010 Parks & Open Space System Plan:

Mercer Slough Nature Park is an excellent example of parkland serving multiple functions. It offers trails for pedestrians and bicyclists and waterways for canoes and kayaks. The wetlands and waterways of Mercer Slough provide habitat for more than 160 different species of wildlife, including heron, beaver, and salmon. A sense of Bellevue's historical and cultural heritage is preserved at the historic Winters House and through the continuing agricultural practices of farming blueberries in the park. In addition, the Pacific Science Center offers environmental education programs at the Mercer Slough Environmental Education Center. Added to this, the Slough provides immense benefits in stormwater detention, water quality filtering and carbon emission capture and storage.

To aid in aligning the draft SMP policies to the above principles, the Parks & Community Services Board recommends the following draft policy modifications. The first recommended modification adds weight to the community's priority of creating additional public access and more directly transfers the meaning and intent of existing SMP Policy SH-21 into the revised policy set.

General Policies

SH-18. Provide Encourage acquisition and development of additional public or community access consistent with the existing character of the shoreline, the scale or type of development, and in full consideration of the impact on ecological function.

The second recommended modification broadens the scope of the policy to address a wider variety of water-oriented recreation activities.

Recreation Use Policies

SH-63. Encourage existing recreation facilities to provide as appropriate, access to a variety of public water-enjoyment activities including but not limited to non-motorized boat launching facilities. Require new recreation facilities to provide as appropriate, access to a variety of public water-enjoyment activities including but not limited to public non-motorized boat launching facilities where feasible.

The third recommended modification adds a new policy that encourages higher utilization of existing shoreline recreation resources by better directing residents to their location through signage.

Sign Policies

SH XX(new): To promote and facilitate public enjoyment of the waterfront, encouraging signage and wayfinding techniques to direct individuals to public access points from nearby streets and trails.



Public Access Areas

Lake Washington, Mercer Slough, and Kelsey Creek

City of Bellevue Shoreline Master Program

Figure 8b

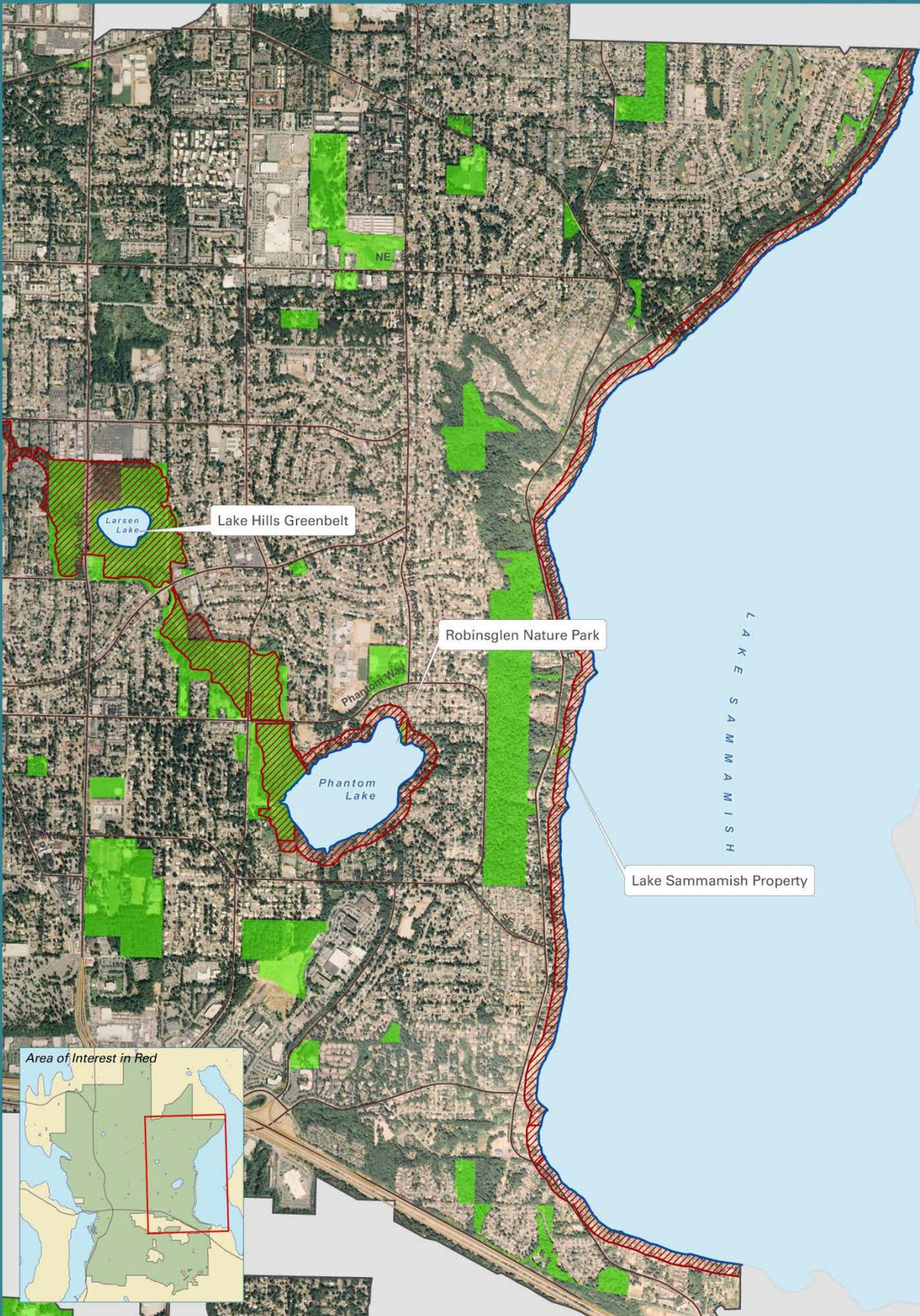


August 2008
Data: The Watershed Company, City of Bellevue



- Public Access Areas
- Shoreline Jurisdiction
- Ordinary High Water Mark
- Lakes
- City Boundary
- Highways
- Major Streets

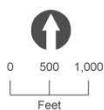
Shoreline jurisdiction boundaries depicted on this map are approximate. They have not been formally delineated or surveyed and are intended for planning purposes only. Additional site-specific evaluation may be needed to confirm/verify information shown on this map.



Public Access Areas Lake Sammamish/Phantom Lake

City of Bellevue Shoreline Master Program

Figure 8c



August 2008
Data: The Watershed Company, City of Bellevue



- Public Access Areas
- ▨ Shoreline Jurisdiction
- Ordinary High Water Mark
- Lakes
- City Boundary
- Highways
- ~ Major Streets

Shoreline jurisdiction boundaries depicted on this map are approximate. They have not been formally delineated or surveyed and are intended for planning purposes only. Additional site-specific evaluation may be needed to confirm/verify information shown on this map.



The full plan can be viewed at:
www.bellevuewa.gov/meydenbauer_project_intro.htm

Meydenbauer Bay

PARK AND LAND USE PLAN

Adopted by Council
December 13, 2010
Resolution No. 8182



CHAPTER 1: EXECUTIVE SUMMARY

The City of Bellevue has long had a vision of connecting the Meydenbauer Bay waterfront to Downtown Park to create a signature park and waterfront destination. In 1953 King County conveyed a small parcel to the City to use for park purposes. With acquisition of a small adjacent parcel soon after, the City improved the existing Beach Park. In 1987 the City's Park, Recreation, and Open Space Plan identified acquisition of the Meydenbauer Bay waterfront as a major focus to provide unequaled waterfront amenities and connect the waterfront to Downtown Park and the downtown. Since the late 1990s, Bellevue has acquired land along Meydenbauer Bay as it became available, to expand Meydenbauer Beach Park and provide an important recreational opportunity for its citizens. The City Council recognized the need to plan for the ultimate goal of achieving a connection of this key waterfront area to the downtown area and enhancing the surrounding area.

In 2007, the City Council appointed the Meydenbauer Bay Park and Land Use Plan Steering Committee (Steering Committee) to serve in an advisory capacity to the Council, Planning Commission and Parks Board. Representing various neighborhoods and citywide interests, the Steering Committee was charged with guiding staff in public outreach and development of draft alternatives for both the park master plan and the neighboring upland area, evaluating those alternatives, and ultimately recommending final land use and



A Figure 1.0-1: Historic Ice House and Whaling Building at Bellevue Marina

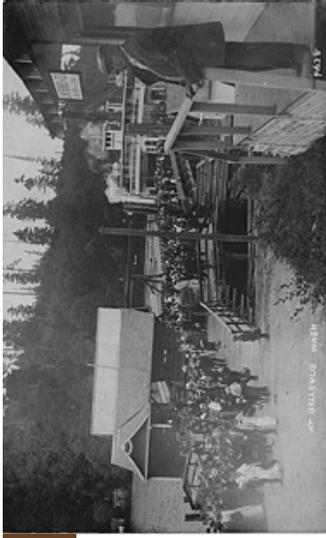
park master plan alternatives and actions to implement the vision. The Steering Committee's work was guided by broad planning principles approved by the Council for the project.

The City initiated its planning process for the Meydenbauer Bay Park and Land Use Plan (the Plan) in early 2007, which resulted in a Preliminary Preferred Land Use Plan (PPLUP) for land uses and development intensity in the upper block and south of Main Street portion of the study area (Sasaki 2008). When the City continued its planning process with a focus on the new waterfront park in May 2008, it also focused on reintegrating the new park and uplands, with greater attention to the edge condition and relationship of these two important components of the Plan.

The Plan illustrates potential building masses, siting, relationships, and concepts for the upland area that provide pedestrian connections between the new waterfront park and upland areas, as well as physical and interactive spaces and amenities that reinforce the pedestrian experience and the connection of the waterfront to nearby upland areas. The Plan envisions the closure of 100th Avenue SE, and coordinated redevelopment of several parcels of land under different ownerships (including one City-owned parcel). The Plan proposes modest policy and regulatory changes to provide some degree of incentive (other than increasing building height or allowing new uses) that could improve the pedestrian environment along the edges of the upper block.

The Plan calls for the development of a memorable waterfront park that will attract people year round with a variety of uses and thoughtfully designed places that respect the setting, express community environmental values, and sup-

port a range of active and passive activities. The waterfront and park are planned to be both a respite within the city and a connection between the city and the lake. The park will be a pedestrian place that encourages contemplation, socializing, and recreation; welcoming visitors who arrive by boat, car, bus, and bicycle or on foot. Streetscape improvements are recommended for several nearby streets with an emphasis on improving pedestrian amenities, safety, and connections to surrounding neighborhoods, Downtown Park, Old Bellevue, and downtown Bellevue.



B



A



C

A Figure 1.0-2: Whaling Boats Docked in Meydenbauer Bay, Bellevue, ca. 1937 (Image Courtesy Eastside Heritage Center, L85.39.1)

B Figure 1.0-3: Passengers Disembarking from Ferry, Bellevue, 1914 (Image Courtesy Eastside Heritage Center, 1995.123.02)

C Figure 1.0-4: Bellevue Ferry Dock, Bellevue, ca. 1917 (Image Courtesy Eastside Heritage Center, 2002.125.03)

D Figure 1.0-5: Meydenbauer Park in Bellevue in 1936 (Image Courtesy Eastside Heritage Center, L84.13)



D

CHAPTER 9: IMPLEMENTATION

9.1 Implementation Principles

In keeping with Bellevue's heritage of visionary actions, the plan is bold and audacious. Indeed, the Council's first planning principle is to create a "Remarkable and Memorable Shoreline Experience". Given that charge, the complexity of the issues, and the diverse and sometimes competing interests, the Steering Committee did an extraordinary job delivering a plan that meets the expectations set by the Community Vision yet reflects a sincere effort to balance competing interests and address neighborhood concerns. Both the Steering Committee and Park Board acknowledged that there are points of contention that are not resolved to everyone's satisfaction. The Steering Committee and Park Board understood that, at this early planning stage, it's not realistic or maybe even advisable to specify precise solutions for every concern. The park will be developed in multiple phases over many years, possibly decades, and therefore needs to be flexible. Subsequent to the Steering Committee and Park Board Recommendation, the following Implementation Principles were developed to guide the implementation of the Meydenbauer Bay Park and Land Use Plan over many years and multiple phases.



A Figure 9.1-1: Restored Shoreline Edge Section



Principle No. 1: Recognize that 100th Avenue will have a pedestrian orientation, and will serve as a gateway to the new park. 100th Avenue SE shall remain open to traffic unless all of the following conditions are met:

- a. The City completes enhancements to the NE 2nd Street corridor or other alternative project(s) that produce similar transportation benefits.
- b. A determination has been made that fire and life safety for the area will not be compromised.
- c. Full access to Ten Thousand Meydenbauer Condominium is maintained, including vehicle access to the “front lobby door” and emergency access.
- d. Coordinated redevelopment of the three upland parcels from Ten Thousand Meydenbauer Condominium allows for multiple means of vehicle access to those parcels.
- e. A traffic study of the Southwest sector of downtown is completed to evaluate the impact of closing 100th Avenue SE under 2030 traffic conditions, to inform a decision on the extent to which traffic movements on 100th Avenue can be limited.
- f. The Council takes action to close 100th Avenue SE to vehicle traffic.
- g. 100th Avenue SE shall be developed in such a way as to highlight the historical nature of the road for park visitors.

Principle No. 2: The park shall be developed in phases, as approved by Council and as funding is available.

Principle No. 3: An activity building is part of the park plan but a number of concerns with the proposed size and potential uses need further consideration. Consideration should be given to designing and sizing the building, and determining the amount of parking for the building and appropriate rules such that the impacts of the building will not unreasonably interfere with other park uses or neighborhood quality of life, especially regarding noise. Public uses of the Whaling Building should also be considered.

Principle No. 4: Staff and consultants should evaluate during the project-level design phase additional options for developing an approach to the overlook that reflects the sensitive transition from Main Street to a more “green park” that is respectful to both view corridors and privacy of the surrounding properties.

Principle No. 5: During the project-level design phase, staff and consultants should evaluate additional options for the design of the marina, curved pier, and associated parking that retain more leased moorage slips than currently envisioned in the plan while still providing for public access to the water, shoreline restoration, at least 14 transient moorage slips, boating safety, and protection of youth sailing, while ensuring financial viability.

Principle No. 6: The City will re-engage with the neighborhood and greater community at each phase of any proposed build-out.

2424-RES
12/9/2010

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 0182

A RESOLUTION adopting the Meydenbauer Bay Park and Land Use Plan as recommended by the Steering Committee and Parks & Community Services Board, and incorporating Implementation Principles.

WHEREAS, the City has established a goal of increasing public access to Lake Washington and Lake Sammamish waterfronts; and

WHEREAS, the Meydenbauer Bay Park and Land Use Plan contributes to achieving that goal and embodies a City vision that has been reaffirmed in adopted plans for over twenty years; and

WHEREAS, due to this vision's transformative potential and its goal of creating an extraordinary community-wide public asset, Council appointed a Citizen Steering Committee in March 2007 to help accomplish the vision; and

WHEREAS, on November 19, 2009, after an extensive public outreach process over a two-and-one-half year period, the Citizen Steering Committee unanimously voted to recommend approval of the draft Meydenbauer Bay Park and Land Use Master Plan; and

WHEREAS, on February 9, 2010, the Steering Committee's recommended Meydenbauer Bay Park and Land Use Master Plan was presented to the Parks and Community Services Board (Park Board); and

WHEREAS, on April 13, 2010, following a public hearing and receipt of public comments, the Parks and Community Services Board voted 6-1 to recommend approval of the Meydenbauer Bay Park and Land Use Plan; and

WHEREAS, the City Council reviewed the Meydenbauer Bay Park and Land Use Master Plan at the June 7, 2010 study session; and

WHEREAS, as a result of Council discussion staff developed a set of Implementation Principles to help guide the implementation of certain design and operational details that are appropriately addressed at future design and permitting phases; now, therefore

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The Meydenbauer Bay Park and Land Use Plan, as recommended by the Steering Committee and Parks & Community Services Board, and incorporating the Implementation Principles, is hereby adopted; a copy of said

2424-RES
12/9/2010

ORIGINAL

Meydenbauer Bay Park and Land Use Plan and Implementation Principles has been given Clerk's Receiving No. 74885

Passed by the City Council this 13th day of December, 2010, and signed in authentication of its passage this 13th day of December, 2010.

(SEAL)

Don Davidson, DDS
Mayor

Attest:

Myrna L. Basich, City Clerk