



DATE: September 9, 2008

TO: Parks & Community Services Board

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SUBJECT: Meydenbauer Bay Park and Land Use Plan
(Structured feedback requested)

Park Master Plan

Since we last updated you in the June 2008 packet, we have been making steady progress with park planning. The EDAW team has prepared eight technical memos addressing the environmental approach to design, land use, shoreline conditions and regulations, functional habitat and vegetation assessment, wetland delineation, cultural resources, and parking survey update. Our July workshop and Steering Committee meeting resulted in the development of three alternatives for the park, which will be further discussed and refined at the committee's September 18 meeting. All of the documents listed above are available on the project webpage at http://www.bellevuewa.gov/meydenbauer_project_docs.htm.

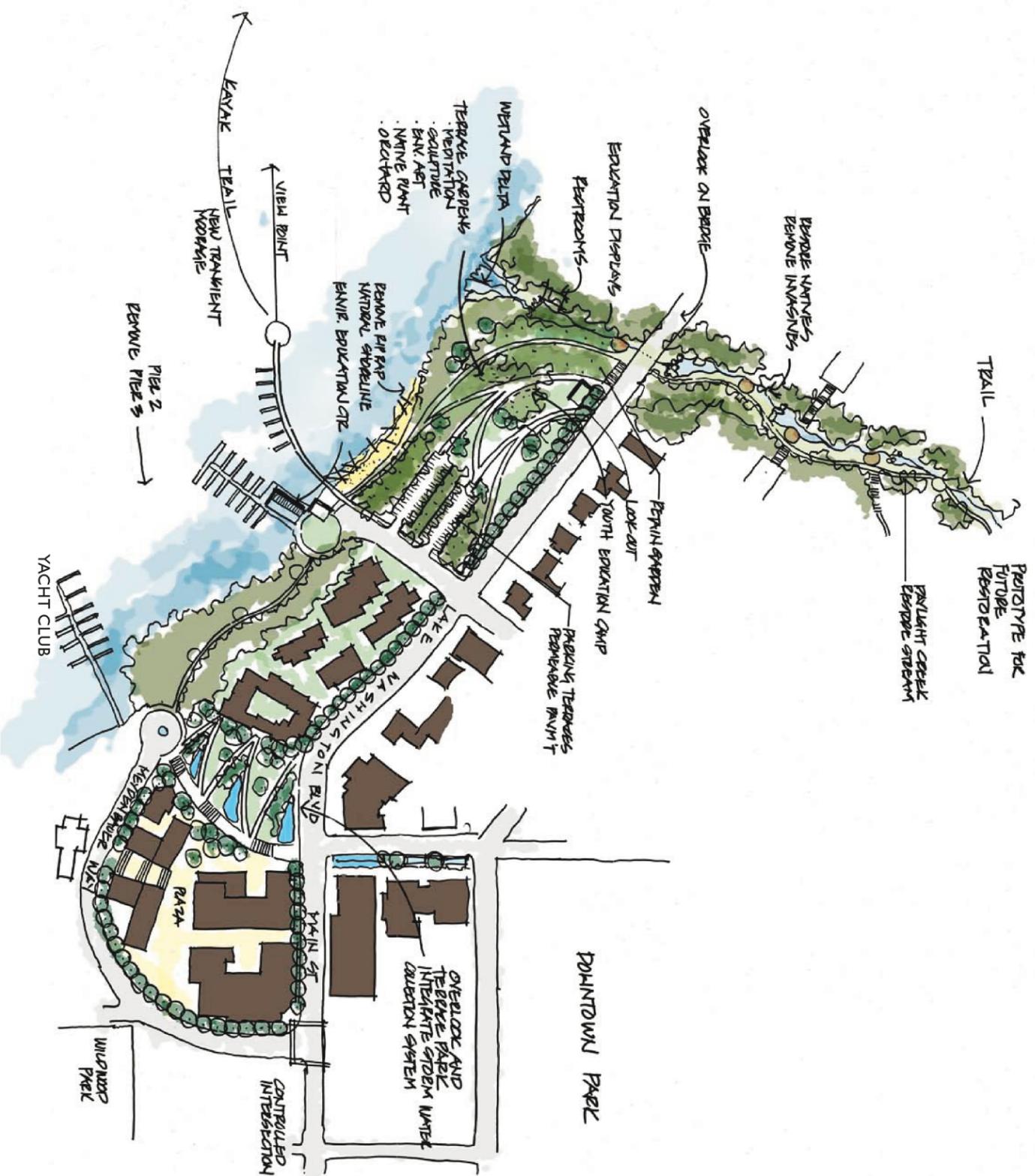
The sequence of tasks still includes refinement of a preferred park alternative before integration of that alternative with the Preliminary Preferred Land Use Plan to form a unified comprehensive proposal for the waterfront park and adjacent uplands. Once the Committee has agreed, they will forward their recommendations to the Council for assignment to the Park Board and Planning Commission for review, public hearing, and recommendation.

Alternatives

While each of the three concepts prepared by the EDAW team is founded in environmental stewardship and is intended to improve the site ecologically, each of the three concepts is based on a different theme—environmental education, shoreline destination, and urban edges. Included with this memo are graphic representations of each of the concepts, as well as narrative, sketches, and photos to help describe them. We plan to provide additional information about each of these three concepts at the meeting in preparation for a productive discussion among Board members. Please take some time to review the concept drawings included and imagine yourself in various locations in the park as depicted in each. Think about how you would arrive, what you would do, and what would make you want to return. We are looking forward to hearing your ideas and sharing them with the Steering Committee.

Attachments

Concept Alternatives



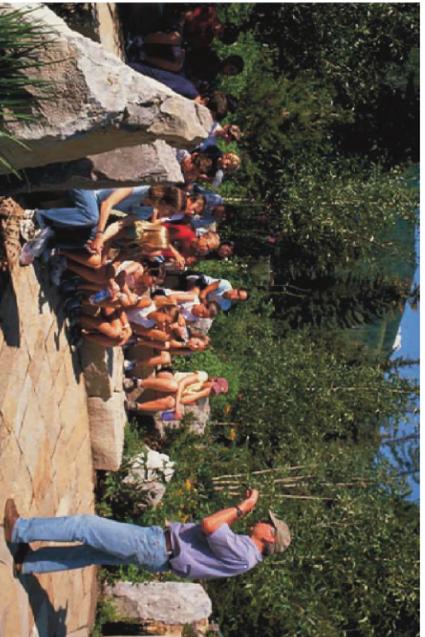
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Environment & Education

A park and land use plan focused on ‘Environment & Education’ would transform Meydenbauer Bay Park into an inspiring waterfront retreat for people of all ages. Critical ecological areas of the park, including the shoreline, stream, and upland forest would undergo robust enhancement and restoration to bring awareness and environmental value to the serene setting. As a benefit to local wildlife and water quality, piers two and three would be removed to allow for significant restoration of the shoreline. Garden terraces would be woven within the hillside, integrating environmental art, meditation, sculpture and orchard plantings. Strategically designed view points would capture vistas of Meydenbauer Bay and the marina, including one at the terminus of a new public pier oriented towards views across Lake Washington. To illustrate the park’s commitment to youth, environmental stewardship, and community, the historic whaling building would serve as an environmental education center from which self-guided tours through scenic display areas or kayak trails could be taken. A new entrance to the park at the intersection of Main St. and 100th Ave NE would feature a series of terraced stormwater collection pools that offer a memorable transition from Old Bellevue into the new Meydenbauer Bay Park.



Park Program Elements

Environment:

- Daylight and restore stream
- Create wetland delta
- Remove invasive plant species and restore with natives
- Remove riprap and create natural shoreline
- Enhance forest/park upland area
- Park to serve as a prototype for future restoration projects

Key Design Features (cont.):

- Youth education camp
- Education displays
- Overlook on Lake Washington Blvd. Bridge
- Viewpoint at terminus of proposed pier

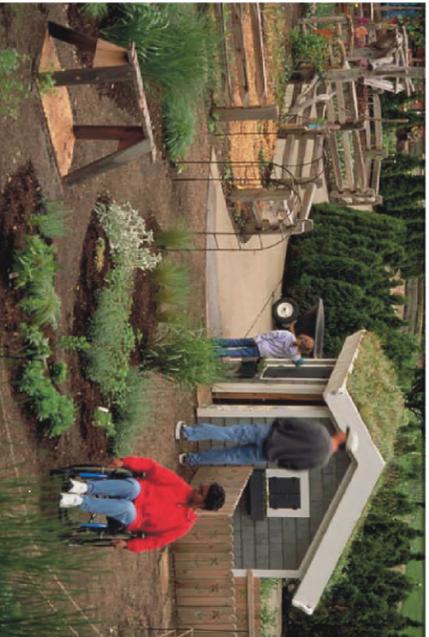
Marina:

- New transient moorage
- Remove piers 2 & 3
- Existing long term moorage on pier 1

Key Design Features:

- Overlook and terrace park w/ integrated stormwater collection system
- Terrace gardens (meditation, sculpture, env. art, native plant, orchard)
- Whaling Building to become environmental education center

- Parking:
- Permeable paved parking on terrace off of 99th St.





ENVIRONMENTAL EDUCATION CENTER



NEW TRANSIENT MOORAGE



STREAM RESTORATION / DAYLIGHTING

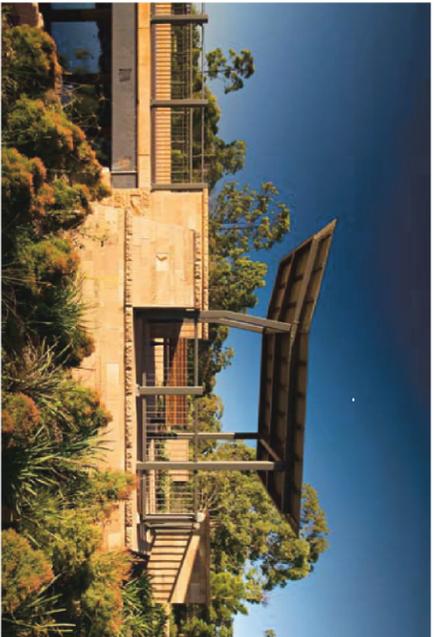


TERRACED GARDENS



SCALE: 1" = 300' - 0"





As a 'Shoreline Destination', Meydenbauer Bay Park would serve to celebrate Bellevue's connection to the waterfront. Majestic views of the bay, Lake Washington, and Seattle would be framed by the integration of an iconic public pier that steps down the slope from Main St. to the water, passing through terraced gardens along the way. The shoreline would be transformed to accommodate both ecological restoration and a public promenade with terraced seating. As a centerpiece, the historic whaling building would be turned into a community center providing access to kayak and small boat rentals for youth and adults. An overlook terrace placed on the edge of Lake Washington Boulevard would reinforce its status as a true parkway and provide bay views to people driving by. A procession of boardwalks would connect the overlook to the promenade and public beach, offering intimate viewing spaces in the restored upland forest. Meydenbauer Bay Park would present Bellevue with a picturesque commemoration of its natural and cultural history.

Park Program Elements

Environment:

- Partially daylight creek in the existing Meydenbauer Bay Beach Park
- Stormwater bioswale on 99th
- Remove invasive plant species and restore with natives
- Remove riprap and create natural shoreline
- Enhance forest/park upland area

Key Design Features (cont.):

- Waterfront promenade with terraced seating & storage/retail buildings
- Potential community structure under Lake Washington Blvd. overlook
- Add play ground

Marina:

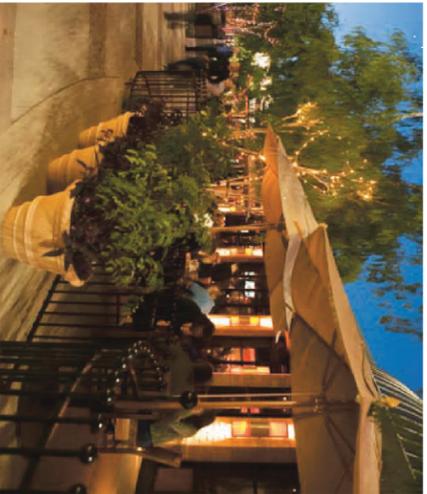
- Expanded permanent moorage on pier 1
- Remove pier 2
- Pier 3 to be transformed into viewing pier with kayak and transient moorage

Key Design Features:

- Terraced gardens with opportunity for buildings/parking below
- Terraced viewing pier above transient moorage to replace pier 3
- Lake Washington Blvd. transformed to parkway & overlook
- Boardwalks through restored uplands
- Swim beach
- Whaling Building to become community center

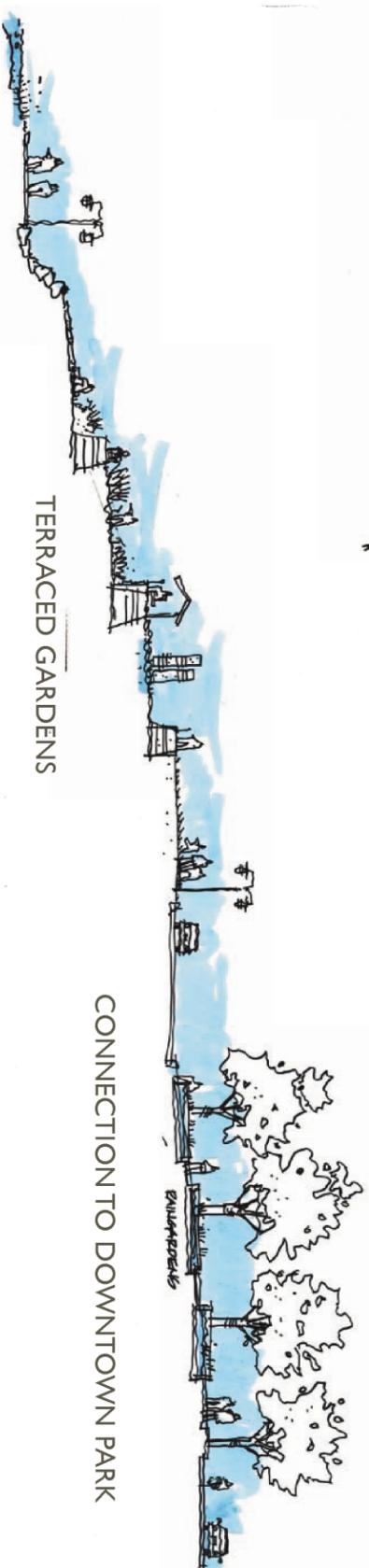
Parking:

- Short-term parallel parking on Lake Washington Blvd.
- Potential covered parking under Lake Washington Blvd. overlook
- Underground parking below Main St. terraces



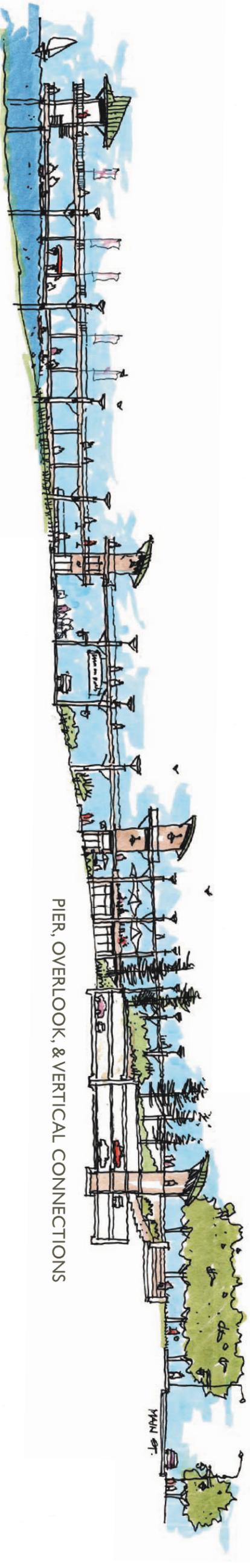


PROMENADE & SMALL CONCESSIONS

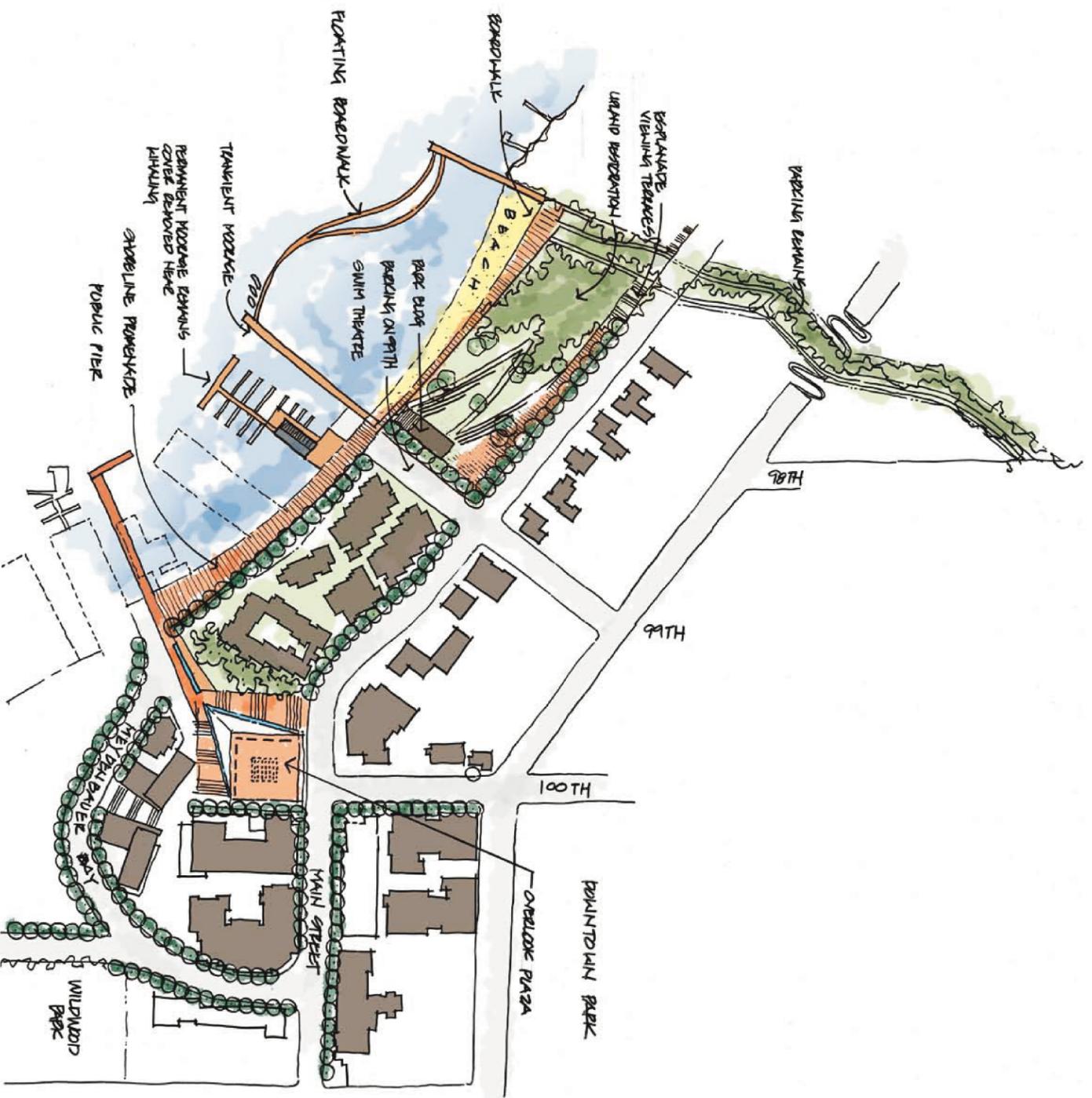


TERRACED GARDENS

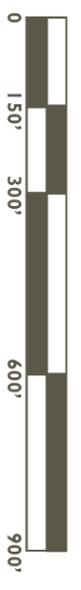
CONNECTION TO DOWNTOWN PARK



PIER, OVERLOOK, & VERTICAL CONNECTIONS



SCALE: 1" = 300' - 0"





Urban Edges

Meydenbauer Bay Park could serve as a charming transition between Bellevue and the bay by emphasizing its ‘Urban Edges’. Through superior design underscored by environmental commitment, the park would feature several public viewing spaces. A landmark plaza at the end of Main St. would symbolize the entrance to the park, with a sequence of steps and water features guiding people to a grand waterfront promenade. A floating boardwalk and beach would frame a swim theatre, allowing people to enjoy shoreline activities in, out of, or above the water. Along Lake Washington Boulevard, an esplanade viewing terrace would give prospect over the park and bay below. A restored upland forest would enhance the space between the terrace and shore, providing a quiet and relaxing stroll along the pathway in between. As a world-class destination that highlights a dedication to the environment, Meydenbauer Bay Park would make a memorable contribution to the City of Bellevue.

Park Program Elements

Environment:

- Remove invasive plant species and restore with natives
- Restore elements of shoreline
- Enhance forest/park upland area

Marina:

- New transient moorage on floating boardwalk
- Existing long term moorage on pier 1 – remove cover
- Remove pier 2

Key Design Features:

- Overlook plaza & stairway
- Esplanade viewing terrace
- Shoreline Boardwalk
- Swim theatre
- Floating boardwalk
- Shoreline promenade
- Public pier
- Community park building

