

# **A New Community Park**

## **Eastgate Area Properties**

### **Master Plan**



Public Meeting and Workshop  
May 28, 2008



# Eastgate Area Properties

<u>Purchase Date</u>	<u>Land Area</u>
*1983	2.47 ac
*2003	14.55 ac
*2004	10.53 ac
Total	= 27.55 ac



# Master Plan Purpose

- Shared Long-Range Vision
- Long-Term Development Plan
- Phased Implementation
- Planning Level Cost Estimates



# Vision and Goals



# Master Plan Process & Timeline

**Community Planning Process**  
Site Analysis / Alternatives / Preferred Option

**Park Board**  
Study Session(s) / Recommendation

**City Council**  
Study Session(s) / Adopt MP

**April 2008** → **July \*** → **December 2008**

Environmental/Technical Analysis

Program Planning/Master Plan Alternatives

SEPA

Develop Master Plan Report

**\* Estimated Timeline**

# **EASTGATE AREA PROPERTIES**

## ***Master Planning Team***

### **City of Bellevue:**

- **Parks and Community Services Department**

### **Consultant Team:**

- **The Portico Group – Planning & Design Lead**
- **URS Corporation – Landfill Engineering and Planning**
- **SvR Design Company – Site/Civil Engineering**
- **ESA/Adolfson - Environmental**
- **Transportation Solutions Inc./TSI – Transportation Planning**
- **TSE – Aquatic/Sport Facilities**
- **Bluewater Project Management Services– Cost Analysis**



# Site Understanding



**City Wide View**



**Local Area**



**Site Analysis**

- **Historic & Cultural Patterns**
- **Natural & Cultural Resources**
- **Character & Qualities Opportunities**





# Citywide View

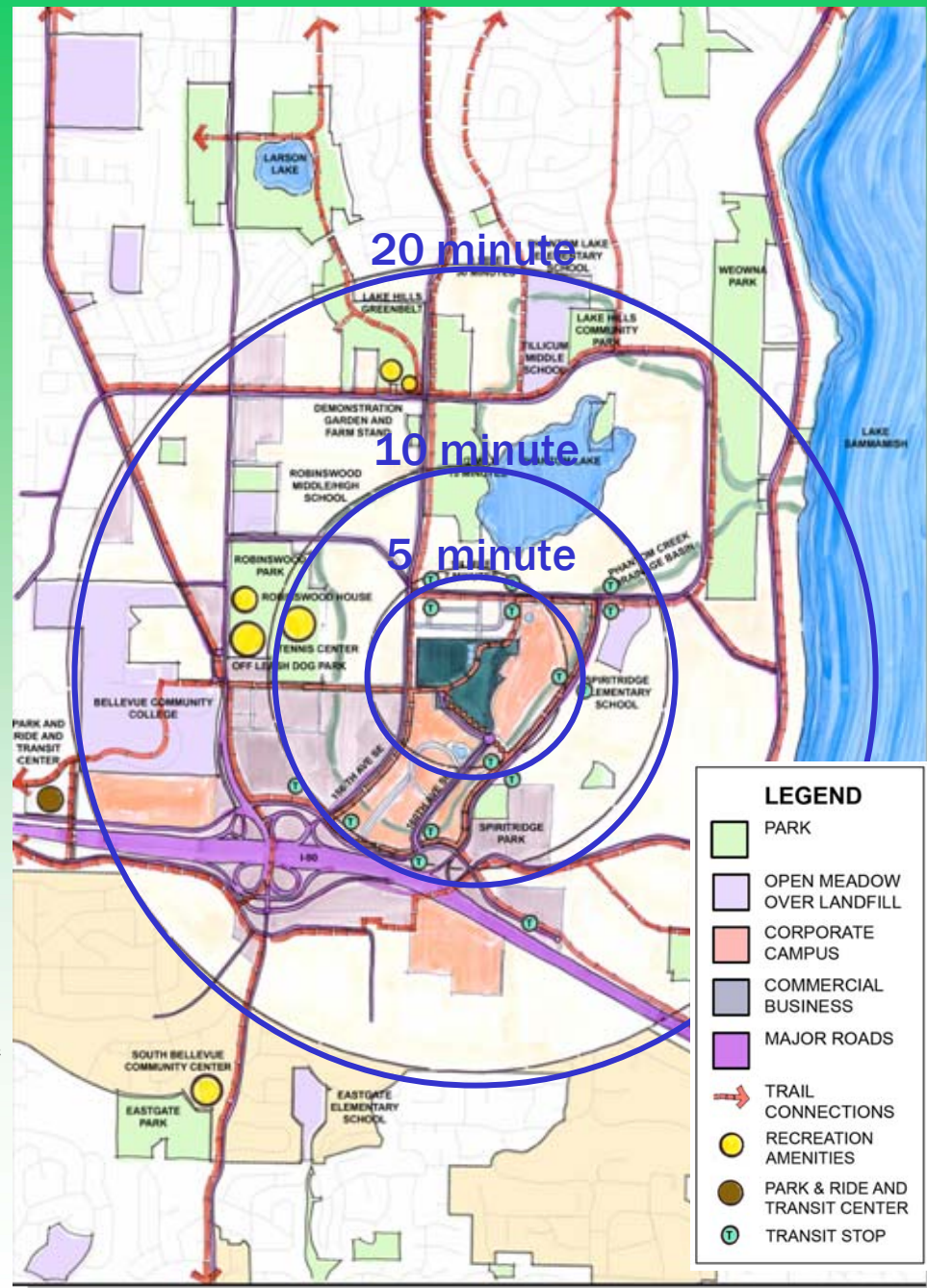
- Key Addition to Neighborhood & Community Parks & Open Space
- Excellent Location Near Major Transportation Corridors
- Park Connects to Key Regional Trails and Connections –  
*Including Mountains to Sound Greenway and Lakes to Lakes Trail*





# Local Area

- **Central to Existing Residential Neighborhoods**
- **Adjacent to Corporate, Business & Commercial Campus Land Use**
- **Located in Upper Phantom Creek Watershed**
- **Key Link in Spiritridge Loop Trail & Other Neighborhood & City Trail Systems**
- **5, 15 & 30 Minute Walking Radius Connects to:**
  - Robinswood, Spirit Ridge & Phantom View Neighborhoods
  - Off Leash Dog Park @ Robinswood Park
  - Robinswood Park, Tennis Center, Robinswood House
  - Lake Sammamish
  - Lake Hills Greenbelt & Parks
  - Demonstration Garden & Farm Stand
  - Boeing, Advanta/Microsoft, Businesses Campus
  - Bellevue Community College
  - Transit Stops and Park & Ride



# Historic/Cultural Patterns

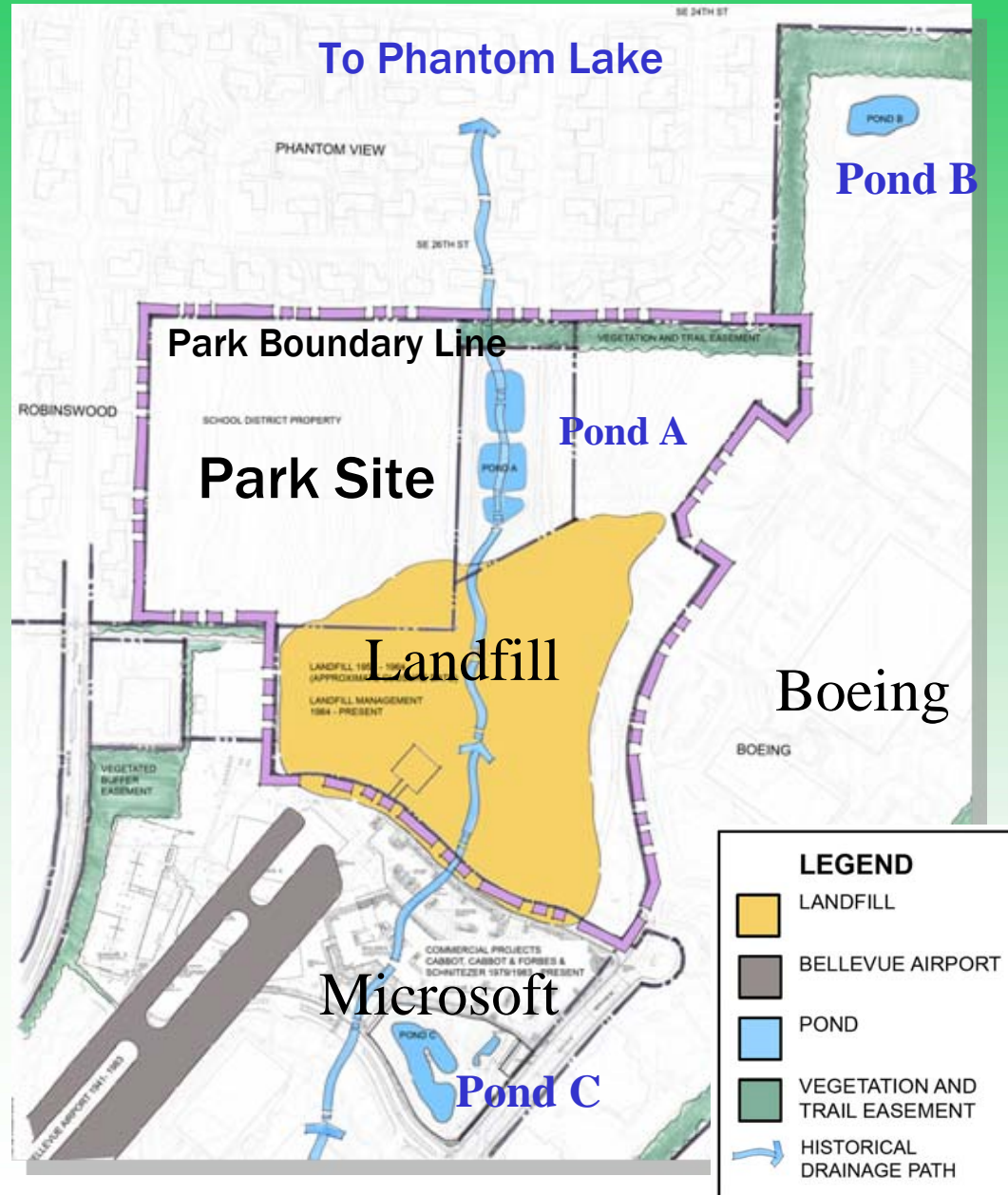
- **Native Peoples Travel Routes/Territory**
- **Logging and Farming Around Lake Sammamish (1850's to 1950's)**
- **Bellevue Founded in 1869**
- **Bellevue Airport -  
Founded 1941, 1945 (Opened)  
to 1983**
- **Bellevue Incorporated 1953**



**Bellevue Airport – Circa 1970**

# Historic/Cultural Patterns

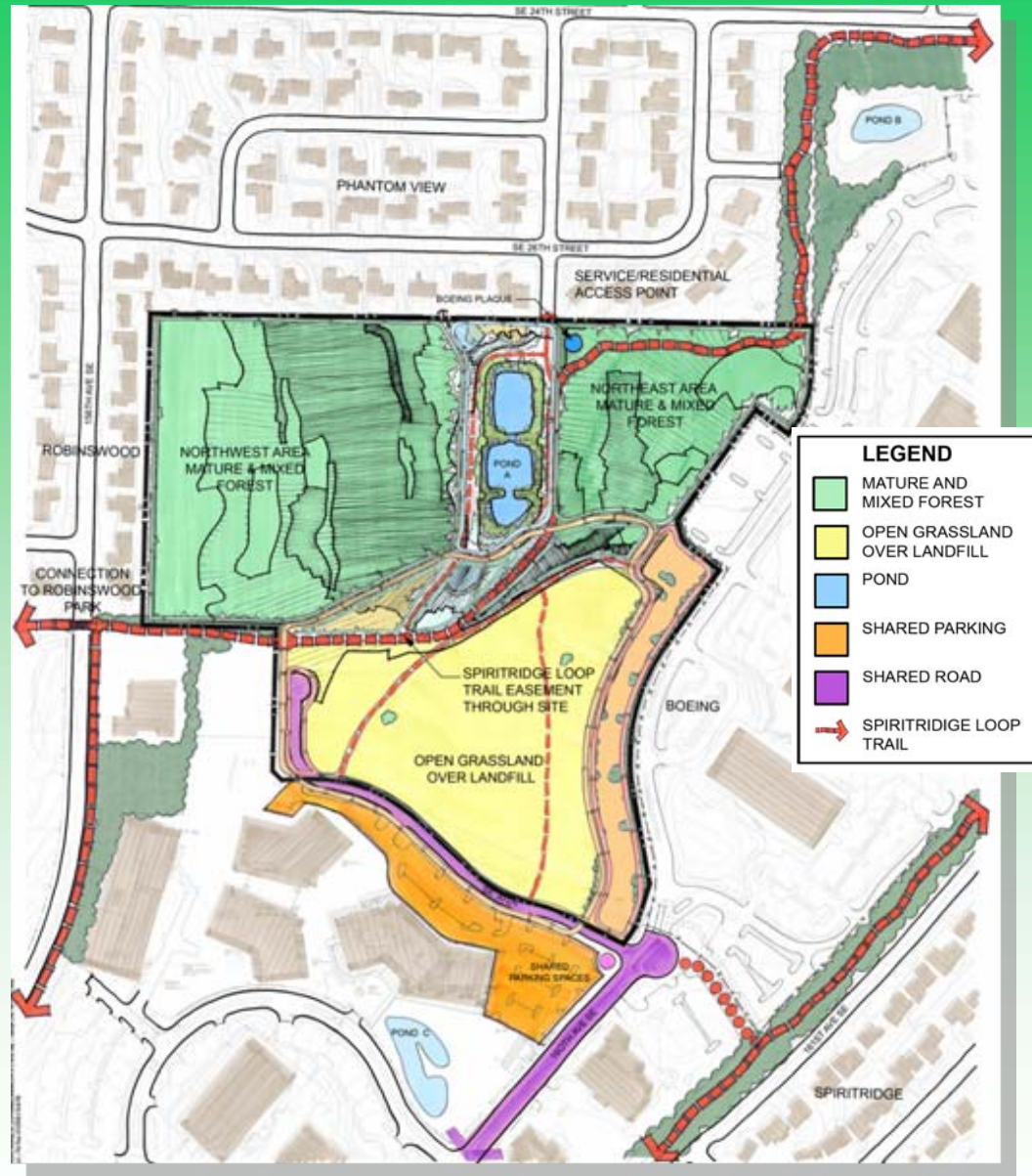
- **Annexation** of Land in 1960's
- **Landfill** 1951 to 1964 (Approx. Opening & Closure Dates)
- **Landfill Management**, 1964 to Present
- **Land Development** (CC&F/Boeing/Schnitzer) 1979/1983 to Present - (Boeing, State Offices, & Advanta/Microsoft)
- **Large Developments** Provide Access and Vegetation Buffer Easements
- **Stormwater and Water Quality** System/Ponds Developed in 1980's to Present





# Natural Resources

- **Mature & Mixed Coniferous-Deciduous Forest** Provides Habitat for Urban Wildlife
- **Open Grassland** on Disturbed Landfill Cover
- **Wetlands & Drainages in Northern Lower Pond Area** (Part of Larger Site & Area Drainage System – Phantom Creek Watershed)
- **Steep Slopes** in Forest & North Landfill Margins
- **Mature Vegetation** in Parking Areas & Retained Vegetation Buffers



# Vegetation & Habitat

**A1:** Construction staging area (little or no vegetation)

**A2:** Mowed grasses and herbs

**B:** Invasive shrubs (Himalayan blackberry and Scotch broom)

**C:** Maintained grass and low shrubs (pathway around pond)

**D:** Freshwater pond with small areas of palustrine scrub-shrub and aquatic bed wetland (constructed and maintained stormwater control pond)

**E1:** Palustrine forested wetland.

**E2:** Palustrine emergent wetland

**F1:** Coniferous forest, low understory

**F2:** Coniferous forest, medium understory

**F3:** Coniferous forest, low understory, invasive weeds (English ivy, English laurel)

**F4:** Coniferous forest, low understory, invasive weeds (English ivy, holly, yellow archangel)

**F5:** Coniferous forest, medium understory, invasive weeds (Himalayan blackberry)

**F6:** Mixed coniferous-deciduous forest, medium understory

**G1:** Native shrubs

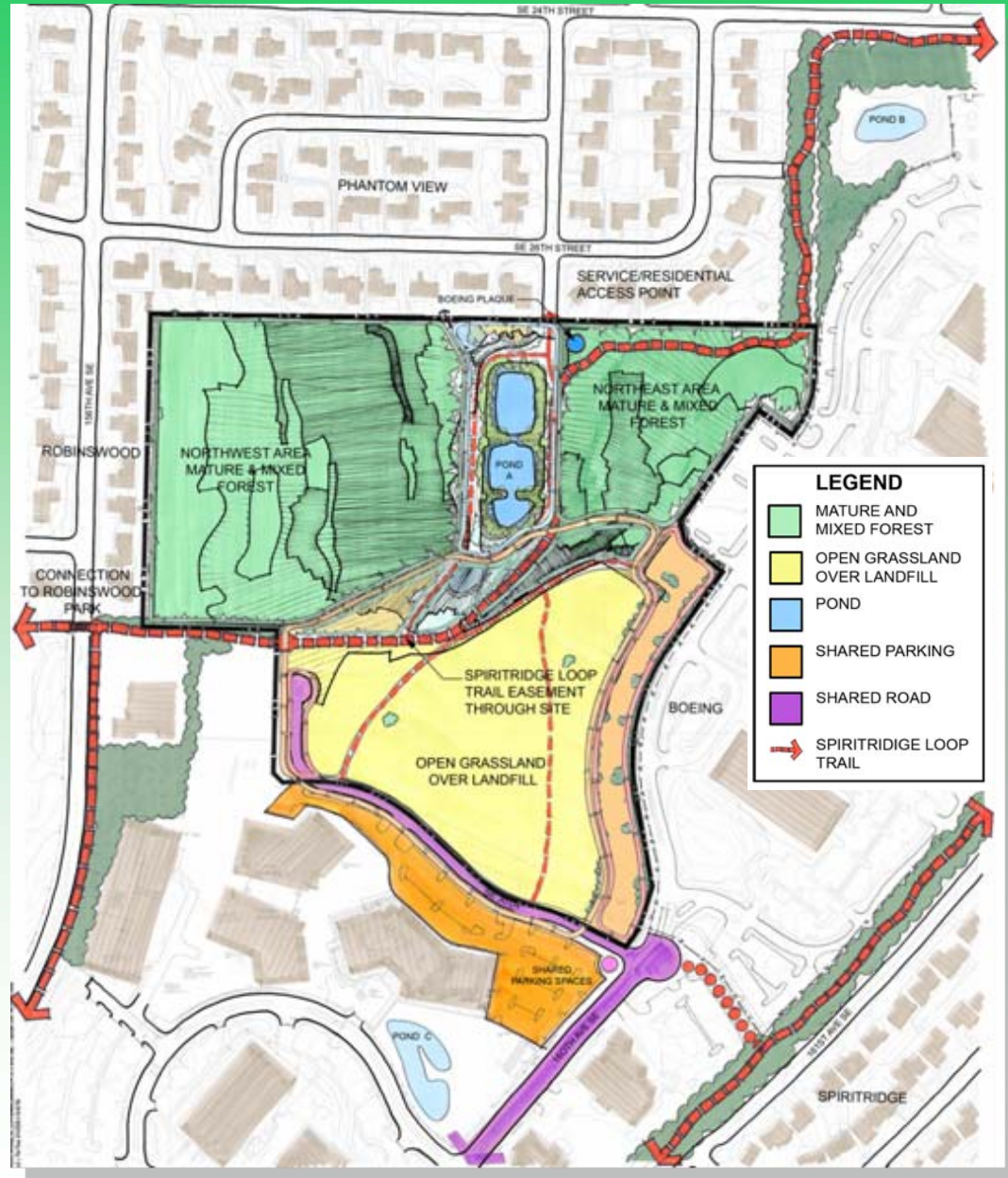
**G2:** Mixed native shrubs and small trees





# Cultural Resources

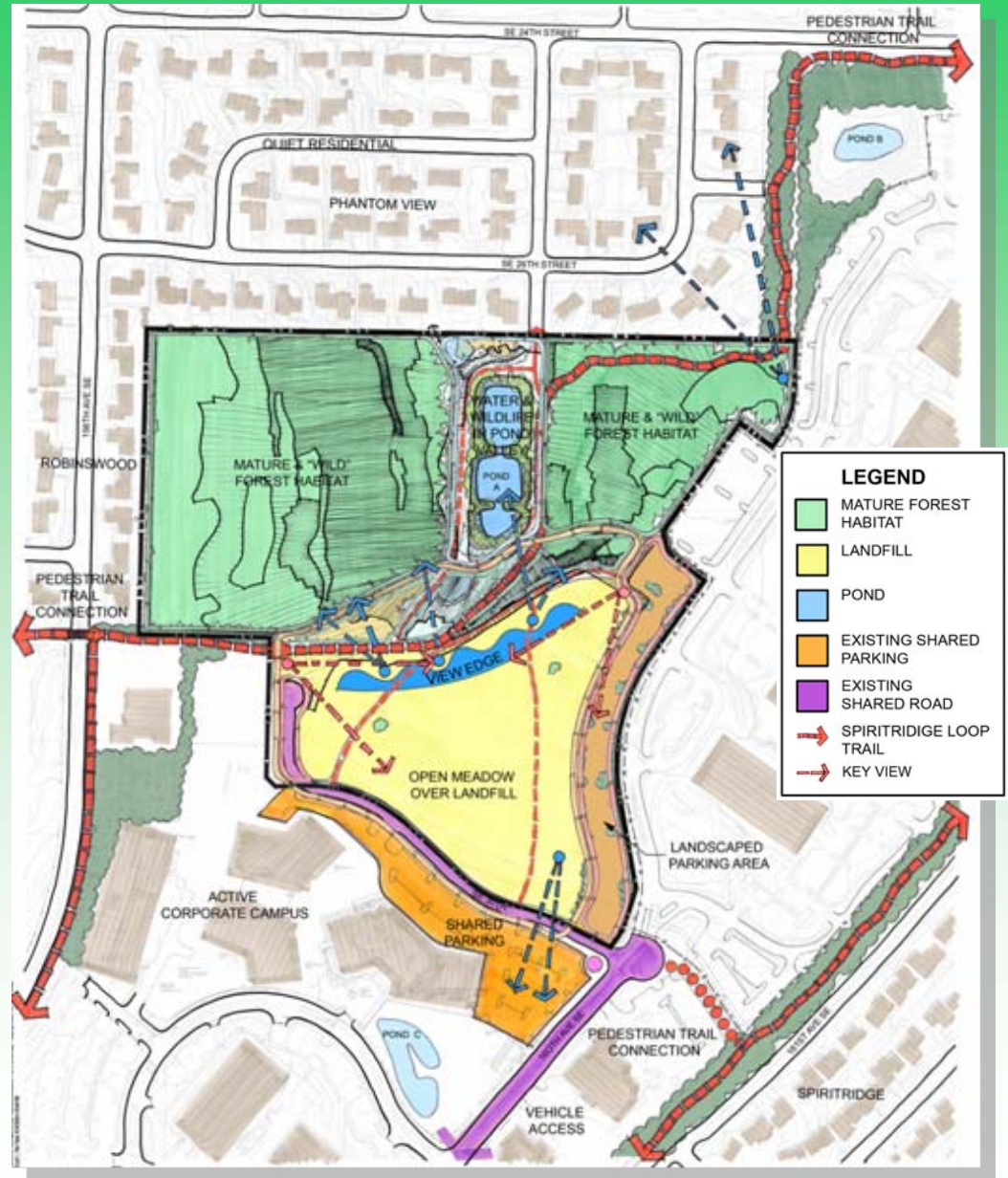
- **Primary Vehicle Access** from 160<sup>th</sup> Avenue SE
- **Joint/Shared Use Drive** Connecting to 160<sup>th</sup> Ave. SE
- **Priority Use Parking Spaces** Along Northside of Schnitzer/Advanta/Microsoft
- **Spiritridge Trail Easement** Through Site
- **Access/Trail Easement** and Connection to Robinswood Park
- **Limited Use Service** and Residential Access Point @ 158th





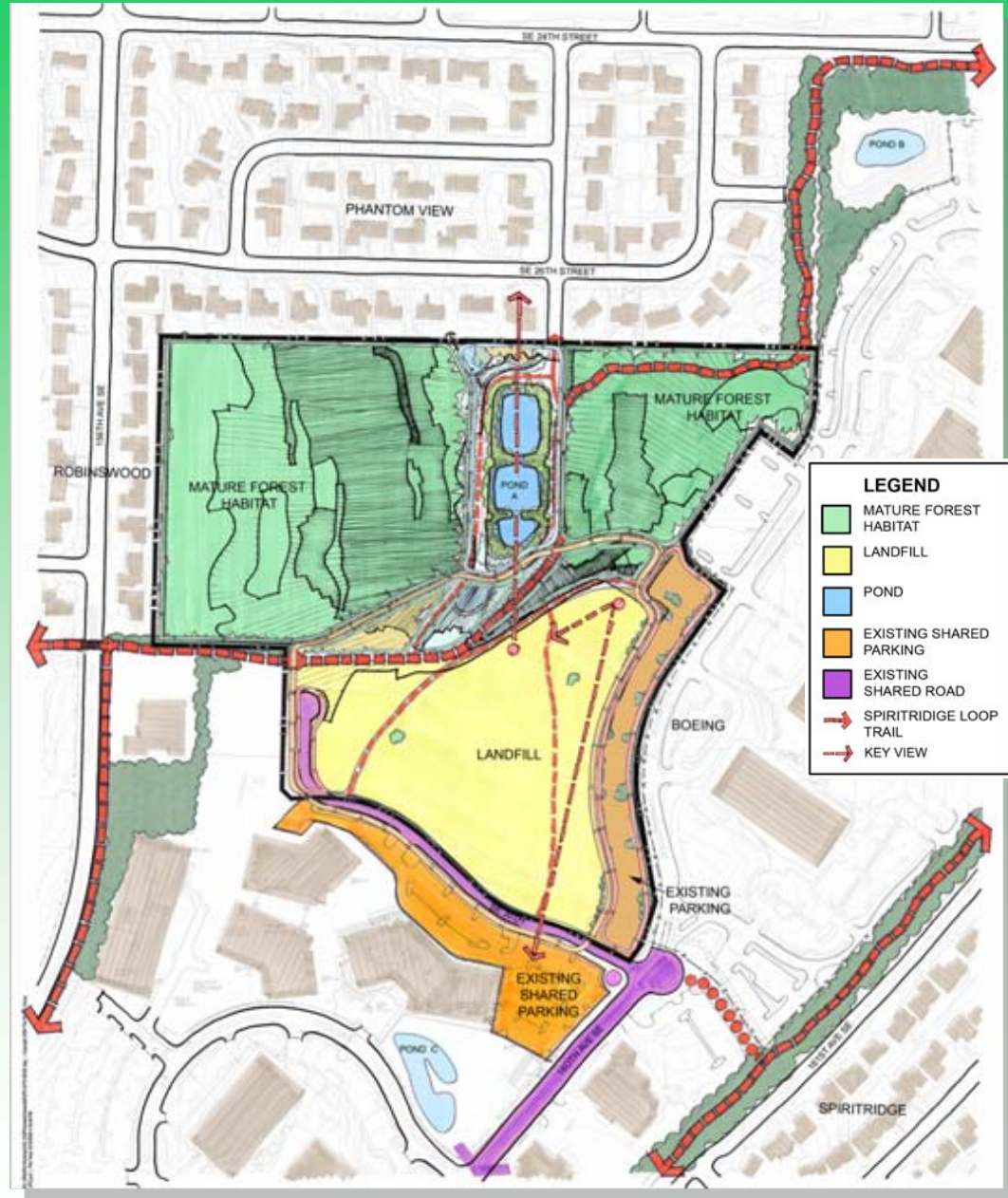
# Site Character & Qualities

- **Mature Habitat & “Wild” Places in Northwest & Northeast Forest Areas**
- **Water and Wildlife in Pond Valley**
- **Prospect View Points** from Landfill Edges – both North & Southeast
- **Open “Meadow” of Landfill**
- **Quiet Residential Areas** to North and Northwest
- **Active Corporate Campus** Frame to East, South & Southwest



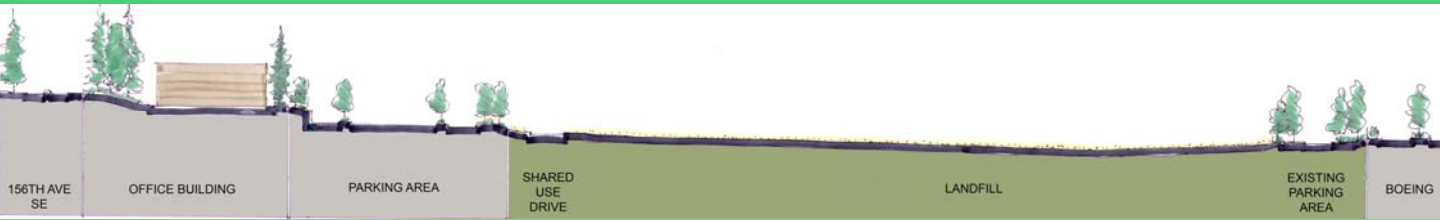
# Site Opportunities

- **Mature Forest Areas Provide Visual & Activity Buffers for Residential Areas**
- **Landfill has Capacity to Support a Full Range of Park Facility Development**
- **Existing Parking Areas & Drives can Support Park Development**
- **Park/Landfill Development Offers Environmental Stewardship Opportunity**

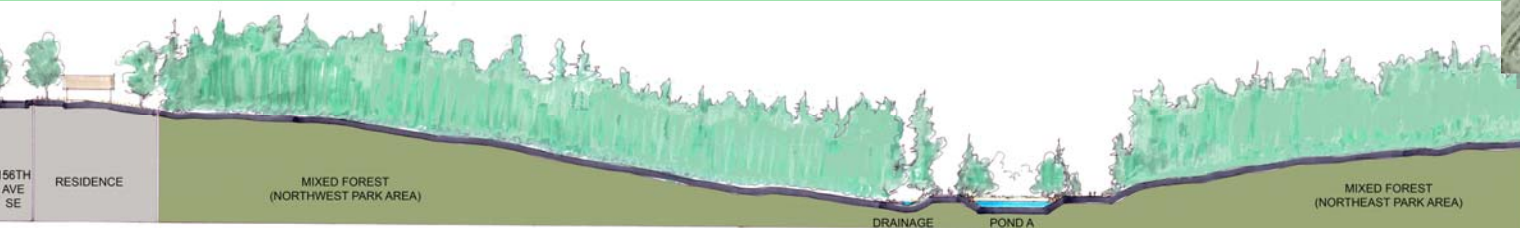
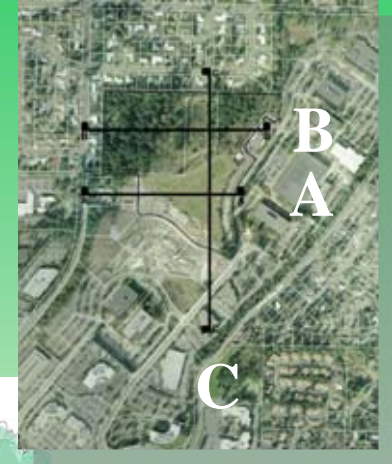




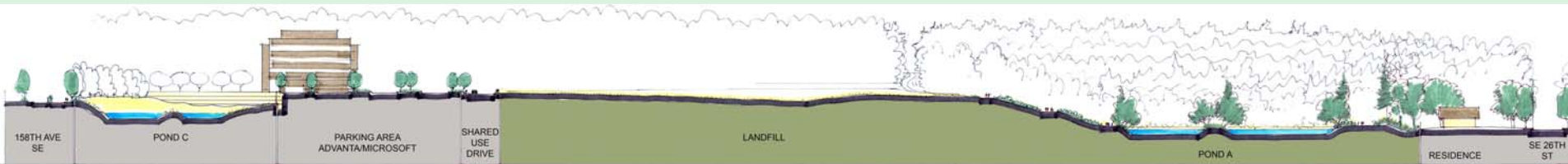
# Site Sections



**A - East/West Section Through Landfill**



**B -East/West Section Through Forest Areas and “Pond Valley”**



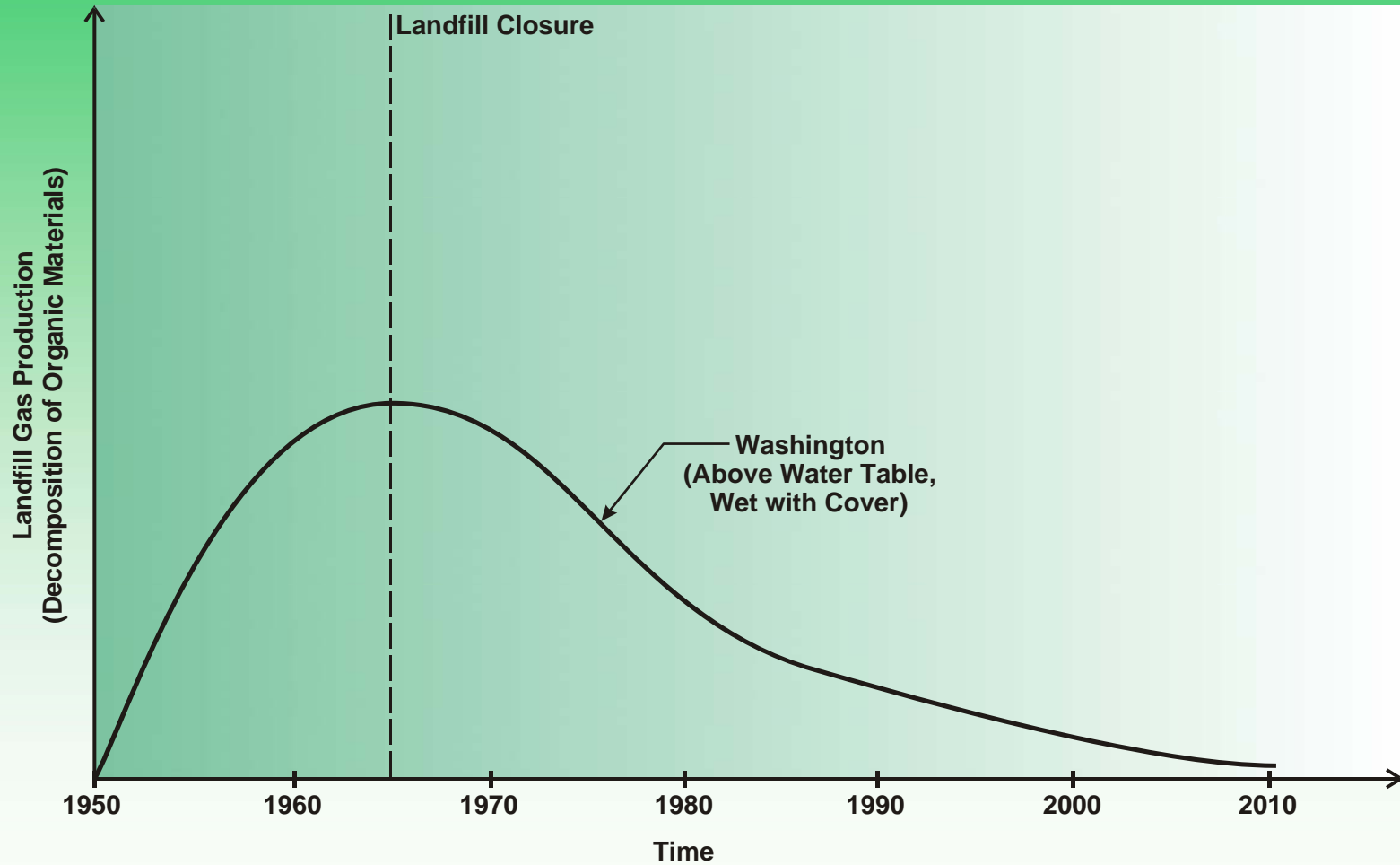
**C - North South Section Through Landfill/Pond Valley**



# Eastgate Landfill Characteristics

- **Stability**
  - Landfill can support development
- **Landfill Gas**
  - Little decomposition → little methane
  - Needs propane to burn
- **Leachate**
  - Water that percolates through waste

# Landfill Decomposition Cycle



# Building On/Near A Landfill

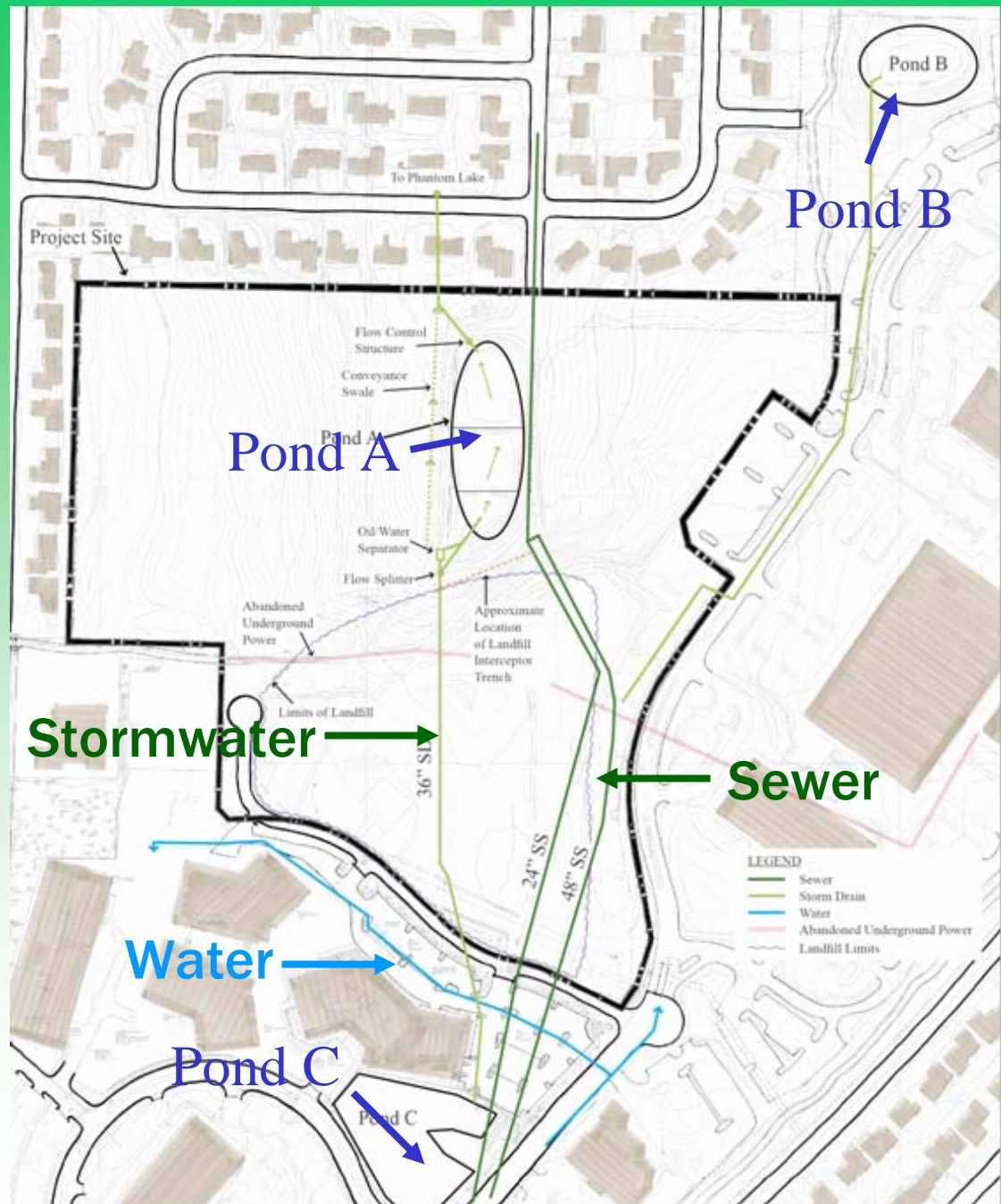
- **Settlement ~ Poor Quality Soil**
- **Options**
  - Excavate
  - Compress or pre-load soil
  - Piles
- **New Development**
  - Minimize water infiltration
  - Upgrade current gas control system





# Utilities

- Sanitary Sewer
- Storm Drain
- Interceptor Drain
  - Landfill Leachate Collection
- Water-main
- Underground Power (Abandoned)



# Pond A

## Current Conditions:

- Designed in 1980,  
Modified to a Three Cell  
Pond in 1990's
- 96 acre Tributary Basin  
Area
- 282,100 cf of Storage
- Flow Control & Water  
Quality Pond
- Existing Oil/Water  
Separator Prior to Pond A



# What Are Possible Uses, Activities & Facilities ?

- Access & Trails (ADA & Day-Night Use)
- Neighborhood/Community Services
- Sports Fields & Courts
- Indoor Sports and Exercise Centers
- Park Amenities



# Access & Trails

- Walking & Rest/Amenity Stops
- Running and Exercise
- Multi-Use Pedestrian, Bike & Linkages
- Natural & Cultural Education/Interpretive



# Neighborhood & Community Services

- Picnic Areas & Shelters
- Play Areas
- Off-leash Dog Area
- Restrooms
- Informational Kiosks
- Community Event/Gathering Space





# Sports Fields, Courts & Facilities

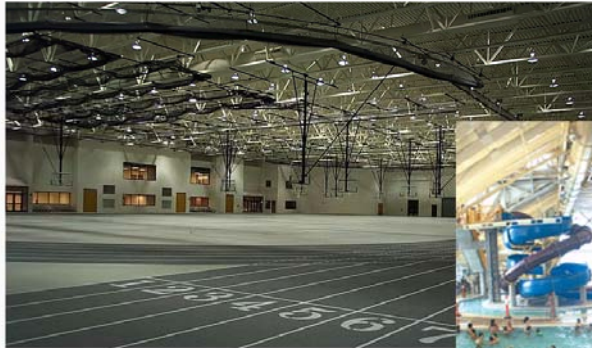
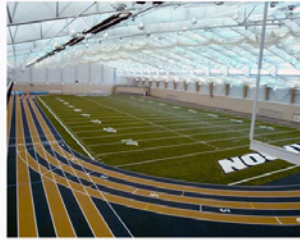
- **Quality Game Fields – Natural and/or Synthetic**
  - Soccer/Lacrosse
  - Softball
  - Baseball
- **Lighted Sports Fields**
- **Specialty & Court Sports**
  - Tennis
  - Basketball
  - Bocce Ball
  - Lawn Bowling
  - Skate Park
  - Climbing Wall





# Indoor Sports & Exercise Centers

- Soccer/Lacrosse Field House
- Exercise Center
- Aquatics Center
  - Indoor
  - Indoor/Outdoor - leisure



# Park Amenities

- Rain Gardens and Cascades
- Energy Generating Sun/Rain Shelters
- Urban Horticultural Displays and Gardens
- Art Sites/Integrated Art
- Family Water Play Places



# Key Planning Opportunities

- **Existing Neighborhood Uses**
- **Field & Court Sports**
- **Environmental Stewardship**
- **Indoor Recreation Facility**
- **Shared Parking**
- **Trail & Park Connections**
- **Park Successful Through Public Insight & Knowledge**