**ALTERNATIVES**

- LAND USE STRATEGIES
- PARKING STRATEGIES
- STREETSCAPE IMPROVEMENTS ALONG 99TH, 100TH, AND 102ND FOR EMPHASIS ON VIEW CORRIDORS TO WATERFRONT
- PEDESTRIAN CONNECTIONS FROM DOWNTOWN PARK TO WATERFRONT
- PEDESTRIAN WALKS/TRAILS/PATHS CONNECTING DOWNTOWN, WILDCOOD, AND MEYDENBAUER BEACH PARKS
- PEDESTRIAN PROMENADE / BOARDWALK
- PUBLIC GATHERING AREAS
- BEACH / SWIMMING AREA
- LAWN AND PICNIC AREAS
- CHILDREN’S PLAY AREA
- DAY-USE MOORAGE
- LONG TERM MOORAGE
- PUBLIC PIER

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**ALTERNATIVE #1**

- **EXISTING PARKING** (44 SPACES)
- **EXISTING PARKING** (28 SPACES)
- **LAWN AREAS**
- **PICNIC AREAS**
- **CHILDREN’S PLAY AREA**
- **PUBLIC RESTROOM**
- **BEACH/SWIMMING**
- **LAWN SEATING**
- **SHORELINE PATH**
- **FUTURE REDEVELOPMENT OPPORTUNITY** (LOW-RISE MULTI-FAMILY)
- **DRIVEWAY ACCESS**
- **PEDESTRIAN ACCESS**
- **PUBLIC PARKING** (± 20 SPACES)
- **MARINA** (LONG-TERM & DAY USE MOORAGE, DAY-USE & BOAT RENTALS)
- **BOARDWALK**
- **NEW DRIVEWAY ACCESS TO CONDOS**
- **PUBLIC PIER**

- **VIEWING TOWER** (RECOMMENDED HEIGHT 55’)
- **UNDERGROUND PUBLIC PARKING** (± 100 SP/LEVEL)
- **COMMUNITY BUILDING/PUBLIC RESTROOMS**
- **PLAZAS/TERRACES**
- **FUTURE REDEVELOPMENT OPPORTUNITY** (MID-RISE HOTEL/RESTAURANT)
- **ELEVATED PEDESTRIAN OVERLOOK**
- **FUTURE REDEVELOPMENT OPPORTUNITY** (PUBLIC/PRIVATE PARKING, ± 70 SP/LEVEL)

**ALTERNATIVE #1 UNIQUE ELEMENTS**

- MAXIMIZE LAND AS TRADITIONAL “PARK”
- MAXIMIZE VALUE OF 100% CORNER WITH DEVELOPMENT INTENSITY
- ESTABLISH PEDESTRIAN ACCESS BETWEEN PARCELS IN UPLAND
- CREATE VIEWING TOWERS AT S.W. AND N.E. CORNERS OF DOWNTOWN PARK
- ESTABLISH PUBLIC-PRIVATE PARKING WITH FUTURE REDEVELOPMENT OPPORTUNITY OF MEYDENBAUER APARTMENTS
- USE 100TH AVE SE/SE BELLEVUE PLACE AS PRIMARY PEDESTRIAN ACCESS TO WATERFRONT

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ALTERNATIVE #1
ALTERNATIVE #2

**EXISTING PARKING (44 SPACES)**

**STREAM RESTORATION**

**PATH/FOOTBRIDGES**

**VISTA POINT w/PARKING (± 20 SPACES)**

**GARDEN PATHS**

**PUBLIC RESTROOM**

**LAWN AREAS**

**BEACH/SWIMMING**

**PEDESTRIAN ACCESS THROUGH FUTURE REDEVELOPMENT OPPORTUNITY (LOW-RISE HOTEL) w/PUBLIC-PRIVATE PARKING (± 100 SP/LEVEL)**

**PICNIC AREAS**

**MARINA (LONG-TERM & DAY USE MOORAGE & BOAT RENTALS)**

**BOARDWALK**

**UNDERGROUND PUBLIC PARKING (± 80 SP/LEVEL)**

**PUBLIC PIER**

**DRIVEWAY w/LIMITED PARKING**

**CREATE A GARDEN SETTING ALONG THE WATERFRONT**

**CREATE VISTA POINT WITH PARKING ALONG LAKE WASHINGTON BLVD.**

**CREATE DRIVEWAY & OVERLOOK AT 100TH AVE SOUTH OF MAIN ST.**

**CREATE PEDESTRIAN-FRIENDLY DRIVEWAY IN LIEU OF MEYDENBAUER PLACE FOR ACCESS TO LIMITED DEVELOPMENTS & PARKING STRUCTURE**

**CREATE UNDERGROUND PUBLIC PARKING IN HILLSIDE UNDER BAYVUE APARTMENTS SITE**

**CREATE PUBLIC/PRIVATE PARKING WITH FUTURE REDEVELOPMENT OPPORTUNITY OF PARCELS ALONG LAKE WASHINGTON BLVD.**
ALTERNATIVE #2

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ALTERNATIVE #3

EXISTING PARKING (44 SPACES)
EXISTING PARKING (28 SPACES)
COMMUNITY BUILDING
COMMUNITY BUILDING w/PARKING (≤ 30 SPACES)
PICNIC AREAS
PUBLIC RESTROOM
BEACH/SWIMMING
PUBLIC PARKING (≤ 30 SPACES)
CHILDREN’S PLAY AREA
PROMENADE
BOAT RENTAL
PUBLIC PIER
DAY-USE MOORAGE
NEW DRIVEWAY ACCESS TO CONDOS
MARINA (LONG-TERM MOORAGE)
TERRACES & WATER FEATURE
DRIVEWAY

ALTERNATIVE #3 UNIQUE ELEMENTS

- CREATE A FORMAL EXPRESSION IN THE LANDSCAPE
- REUSE EXISTING BUILDINGS ALONG LAKE WASHINGTON BLVD FOR PARK-RELATED PROGRAMS
- MAKE A LITERAL CONNECTION TO DOWNTOWN PARK THROUGH THE USE OF WATER
- MODIFY SHORELINE FOR LARGER BEACH AREA, PROMENADE & RELOCATED MARINA
- SELL THE DEVELOPMENT RIGHTS OF A CITY-OWNED PARCEL TO CREATE A RICHER DEVELOPMENT OPPORTUNITY AT THE CORNER OF MAIN ST. & SE 100TH AVE
- CREATE A 'PEDESTRIAN-FRIENDLY DRIVEWAY’ IN LIEU OF MEYDENBAUER PLACE FOR ACCESS TO LIMITED DEVELOPMENTS
- ESTABLISH PUBLIC-PRIVATE PARKING WITH FUTURE REDEVELOPMENT OPPORTUNITY OF MEYDENBAUER APARTMENTS
- CREATE UNDERGROUND PARKING IN WILDWOOD PARK

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ALTERNATIVE #3

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