The Opportunity

“once again to be inspired to think big and bold…to look outside the box and envision the ultimate experience for all Bellevue residents”

Merle Keeney

- Regionally significant park
- Waterfront destination
- A graceful pedestrian connection
- Unique & environmentally sensitive setting
- Community engagement
Refined Park Master Plan Alternatives

► Project Overview
► Three Themes
  » Education Emphasis
  » Shoreline Emphasis
  » Civic Emphasis
► Environmental evaluation
► Discussion and feedback
PROJECT OVERVIEW
Charge

- Meydenbauer Bay Park & Land Use Plan
- Develop Alternatives
- Evaluate Alternatives
- Land Use & Park Master Plan
- Implementation Strategy
- Board & Commission review
- City Council decision
**Planning Principles**

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INITIAL PARK MASTER PLAN
ALTERNATIVES
Park Master Plan Alternatives

- Educational Emphasis
- Shoreline Emphasis
- Civic Emphasis
Community Meeting: July 30, 2008

- Environmental stewardship
- Beach, related playgrounds & lawns
- Parking & circulation; varied
- Marina; varied
Environmental Guidance

► Softened, restored shoreline
► Upland habitat
► Less over-water coverage in marina
Community Guidance

► Beach in all alternatives

► Greater separation between beach and marina

► Parking & circulation
  » Emergency access
  » Short-term marina parking
  » Varied parking solutions – limited surface parking

► Varied marina solutions; limited transient moorage
Park Design Zones – Ravine Corridor
Park Design Zones – Upper Terrace
Park Design Zones – Shoreline
REFINED PARK MASTER PLAN
ALTERNATIVES
Ecological & Inventory - Existing

LEGEND
- CONTIGUOUS CANOPY
- NEARSHORE AQUATIC HABITAT
- 40 FT WETLAND BUFFER
- WETLANDS
- OVERWATER STRUCTURES
- SIGNIFICANT TREES
- ORDINARY HIGH WATER LINE

MEYDENBAUER BAY PARK AND LAND USE PLAN
Ecological Inventory - Existing
Alternative 1: Educational Emphasis
Alternative 1: Educational Emphasis

Ravine Corridor

- Fully day-lighted stream
- Interpretive/educational nodes along adjacent pedestrian path
- Ravine enhancements
  - contiguous canopy
  - Invasive plant removal
Alternative 1: Educational Emphasis
Alternative 1: Educational Emphasis

Upper Terrace

- Major overlook
- Water detention features
- Surface parking
- Youth environmental education center
- Outdoor education green
- Terraced gardens
- Enhanced hillside woodland
Alternative 1: Educational Emphasis – Section #1
Alternative 1: Educational Emphasis
Alternative 1: Educational Emphasis

Shoreline

► Relocated wetland
► Playground & grass area
► Waterfront pathway
► Removal of piers 2 & 3
► Public dock/viewing platform
► Whaling building as maritime center
Alternative 1: Educational Emphasis
Alternative 1: Educational Emphasis

Kite Parcel

- Extends park to the City
- Stormwater/water quality feature
- Integrated ADA accessible terraced walkway
Alternative 1: Educational Emphasis
Alternative 2: Shoreline Emphasis
Alternative 2: Shoreline Emphasis

Ravine Corridor

► Partial day-lighted stream

► Retain existing paths, roads & parking

► Ravine enhancements (contiguous canopy retention; invasive plant removal)
Alternative 2: Shoreline Emphasis

**Upper Terrace**

- Park viewing terrace
- Gallery/exhibition space w/parking below
- Parking along Lake Washington Blvd.
- Enhanced hillside woodland
Alternative 2: Shoreline Emphasis – Section #2

- Shoreline Enhancement
- Shoreline Boardwalk
- Enhanced Hillside Woodland
- Gallery/Exhibition Space
- Underground Parking
- Sidewalk
- Lake Washington Blvd.
Alternative 2: Shoreline Emphasis
Alternative 2: Shoreline Emphasis

Shoreline

- Shoreline boardwalk
- Seasonal vendor kiosks
- Removal of Piers 2 & 3; additional moorage @ Pier 1
- Public dock for people propelled vessels & transient
- Whaling building: historic/cultural center
Alternative 2: Shoreline Emphasis
Alternative 2: Shoreline Emphasis

Kite Parcel

► Atrium café
► Main Street plaza / bay view steps
► Tucked under parking structure
► Elevators
► Canoe & kayak storage / rental
► Artist studios
Alternative 2: Shoreline Emphasis – Section #1

Shoreline Enhancement
Shoreline Boardwalk
Elevated Viewing Platform
Condo Access
Elevator
Canoe, kayak storage/rental
Artist Studios
Main Street Plaza
Atrium Cafe
Stairway to Shoreline
Alternative 2: Shoreline Emphasis
Alternative 3: Civic Emphasis
Alternative 3: Civic Emphasis

Ravine Corridor

- Ravine enhancement (contiguous canopy preservation; invasive plant removal)
- Retain existing restroom
- Retain existing paths, roads, & parking
- No stream day-lighting
Alternative 3: Civic Emphasis

Upper Terrace

► Grand viewing plaza
► ADA path to shoreline promenade
► Parking along Lake Washington Blvd.
► Enhanced hillside woodland
Alternative 3: Civic Emphasis – Section #1

- Shoreline Promenade
- Shoreline Enhancement
- Retreat Center with Restrooms
- Grand Viewing Plaza
- Lake Washington Blvd.
- Terraces
Alternative 3: Civic Emphasis
Alternative 3: Civic Emphasis

Shoreline
- Shoreline promenade
- Enlarged beach
- Floating boardwalk, w/people propelled launch
- Retreat center
- Removal of Pier 3
- Public viewing pier
- Whaling building: Historic/cultural center
Alternative 3: Civic Emphasis
Alternative 3: Civic Emphasis

Kite Parcel

► Main Street civic plaza with cascading water wall
► Public art
► Canoe & kayak storage/rental
► Artist studios
Alternative 3: Civic Emphasis – Section #2

Main Street Civic Plaza
Cascading Water Wall
Stairway to Shoreline
Shoreline Promenade
Shoreline Enhancements
Condo Access
Canoe and kayak storage/rental
Artist Studios
Alternative 3: Civic Emphasis
ECOLOGICAL AND PROGRAMMATIC SCORECARD
<table>
<thead>
<tr>
<th>Alternative</th>
<th>Parking</th>
<th>Marina</th>
<th>Structures</th>
<th>Stream Restoration</th>
<th>Shoreline Restoration</th>
<th>Overwater Coverage</th>
<th>Impervious Surface</th>
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</thead>
<tbody>
<tr>
<td>Alternative 1: Educational Emphasis</td>
<td>50</td>
<td>L: 28 \ T: 14 \ P: 15</td>
<td>2,300 sf</td>
<td>1,200 lf</td>
<td>500 lf</td>
<td>20,000sf (60% reduction)</td>
<td>25% reduction</td>
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<tr>
<td>Alternative 2: Shoreline Emphasis</td>
<td>300</td>
<td>L: 33 \ T: 14 \ P: 12</td>
<td>26,500 sf</td>
<td>600 lf</td>
<td>300 lf</td>
<td>30,000sf (40% reduction)</td>
<td>16% reduction</td>
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<tr>
<td>Alternative 3: Civic Emphasis</td>
<td>68</td>
<td>L: 58 \ T: 14 \ P: 25</td>
<td>14,500 sf</td>
<td>none</td>
<td>100 lf</td>
<td>40,000sf (20% reduction)</td>
<td>14% increase</td>
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</table>
Feedback on Park Master Plan Alternatives

1. STEERING COMMITTEE feedback
2. GENERAL PUBLIC feedback
3. STEERING COMMITTEE guidance and direction
   a. Narrowing of alternatives
   b. Key assumptions for traffic analysis
Work to be Conducted

• Adapting City Traffic model (Year 2020) to use in analysis of 100th Avenue.

• Review of previous Parking Inventory and Utilization analysis

• Analysis of Parking Demand and Parking Management Strategies

• Intersection Operational Analysis of Park Alternatives / Identification of Impacts and Mitigation

• Documentation / Report
Transportation Analysis – Parking Survey and Utilization

• Survey conducted on Thursday, 8/21/07 and Saturday, 8/23/07 (1pm to 3pm)

• Survey identified 286 on-street parking spaces and 1,264 off-street spaces within 20 zones

• On-Street spaces were 45% occupied on weekday and 62% occupied on weekend

• Off-Street spaces were 47% occupied on weekday and 47% occupied on weekend
On-Street Utilization

- High Average Weekday/Weekend Occupancy (75% +)
- Medium Average Weekday/Weekend Occupancy (40 to 75%)
- Low Average Weekday/Weekend Occupancy (Under 40%)
## Transportation Analysis – Parking Demand

<table>
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<th></th>
<th>Alternative 1</th>
<th>Alternative 2</th>
<th>Alternative 3</th>
</tr>
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<tbody>
<tr>
<td><strong>Parking Demand</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking Spaces Provided</td>
<td>50</td>
<td>300</td>
<td>68</td>
</tr>
<tr>
<td>Parking Demand</td>
<td>68</td>
<td>127</td>
<td>139</td>
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<tr>
<td>Difference</td>
<td>-18</td>
<td>176</td>
<td>-71</td>
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Key working assumptions and next steps

Identify Trip Generation for each master plan alternative

• Alternatives Analysis / Identify Traffic Impacts (Operational Modeling Effort)
• Identify Traffic Mitigation
• Recommend parking management strategies
NEXT STEPS