



Meydenbauer Bay Park & Land Use Plan

Steering Committee – 09.18.08

EDAW | AECOM



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

Remarkable & memorable shoreline experience	Pedestrian priority	History
Spectrum of activities	Economic vitality	Neighborhood enhancement & protection
Complementary land uses	Superior design	Coordinated planning process
Increased physical & visual access	Environmental stewardship	Commitment to implement

Planning Principles

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Park Planning Process

meydenbauer bay park + land use plan process diagram

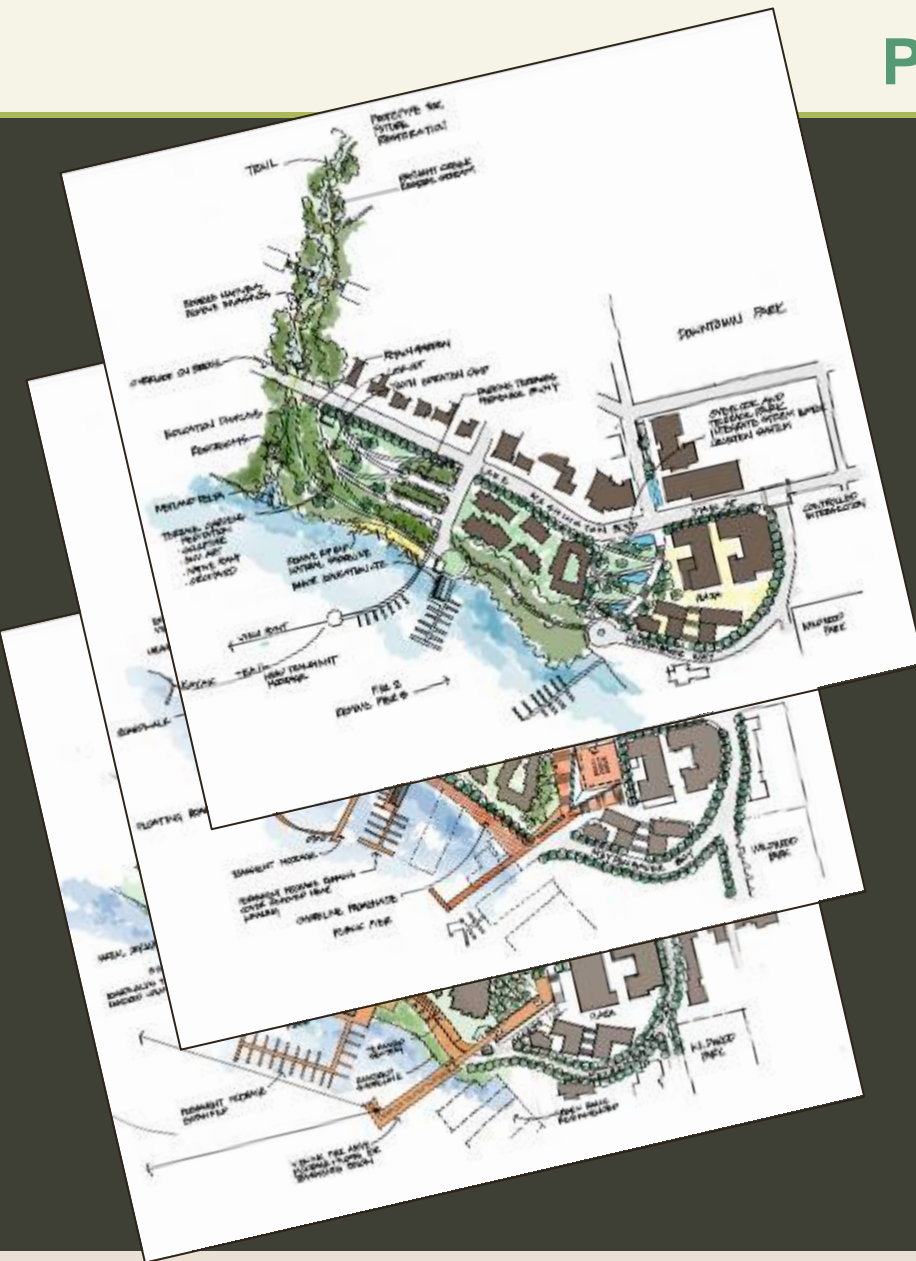


INITIAL PARK MASTER PLAN ALTERNATIVES



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



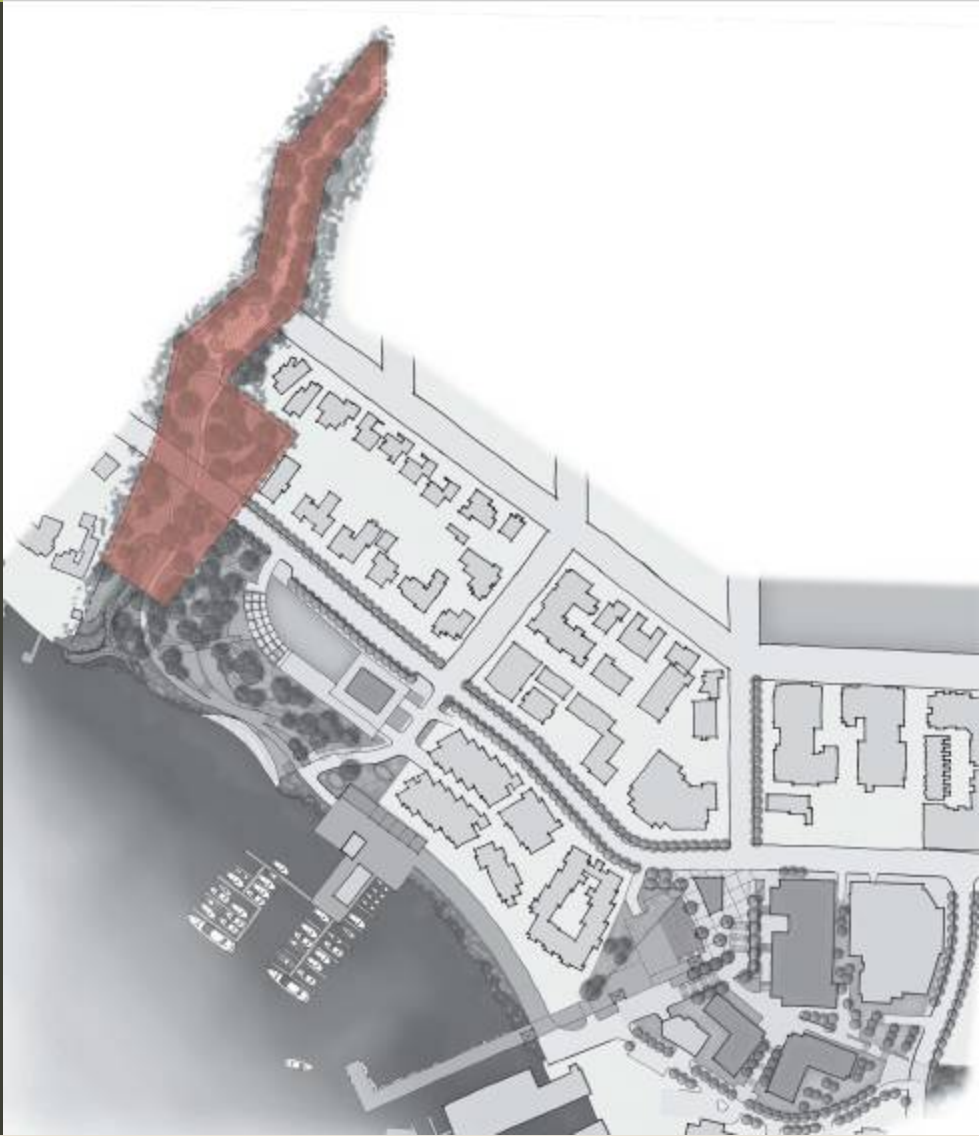
- ▶ Softened, restored shoreline
- ▶ Upland habitat
- ▶ Less over-water coverage in marina

Community Guidance

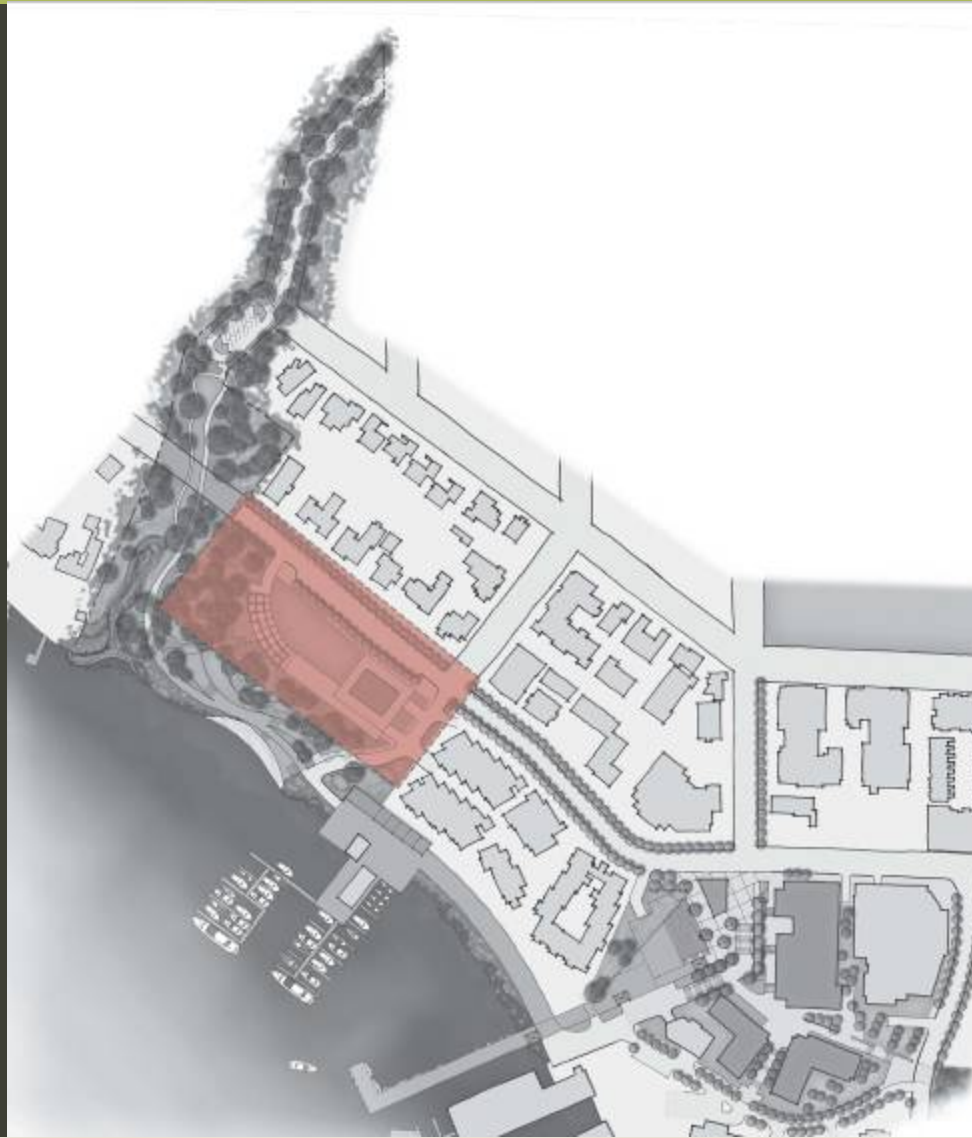


- ▶ Beach in all alternatives
- ▶ Greater separation between beach and marina
- ▶ Parking & circulation
 - » Emergency access
 - » Short-term marina parking
 - » Varied parking solutions – limited surface parking
- ▶ Varied marina solutions; limited transient moorage

Park Design Zones – Ravine Corridor



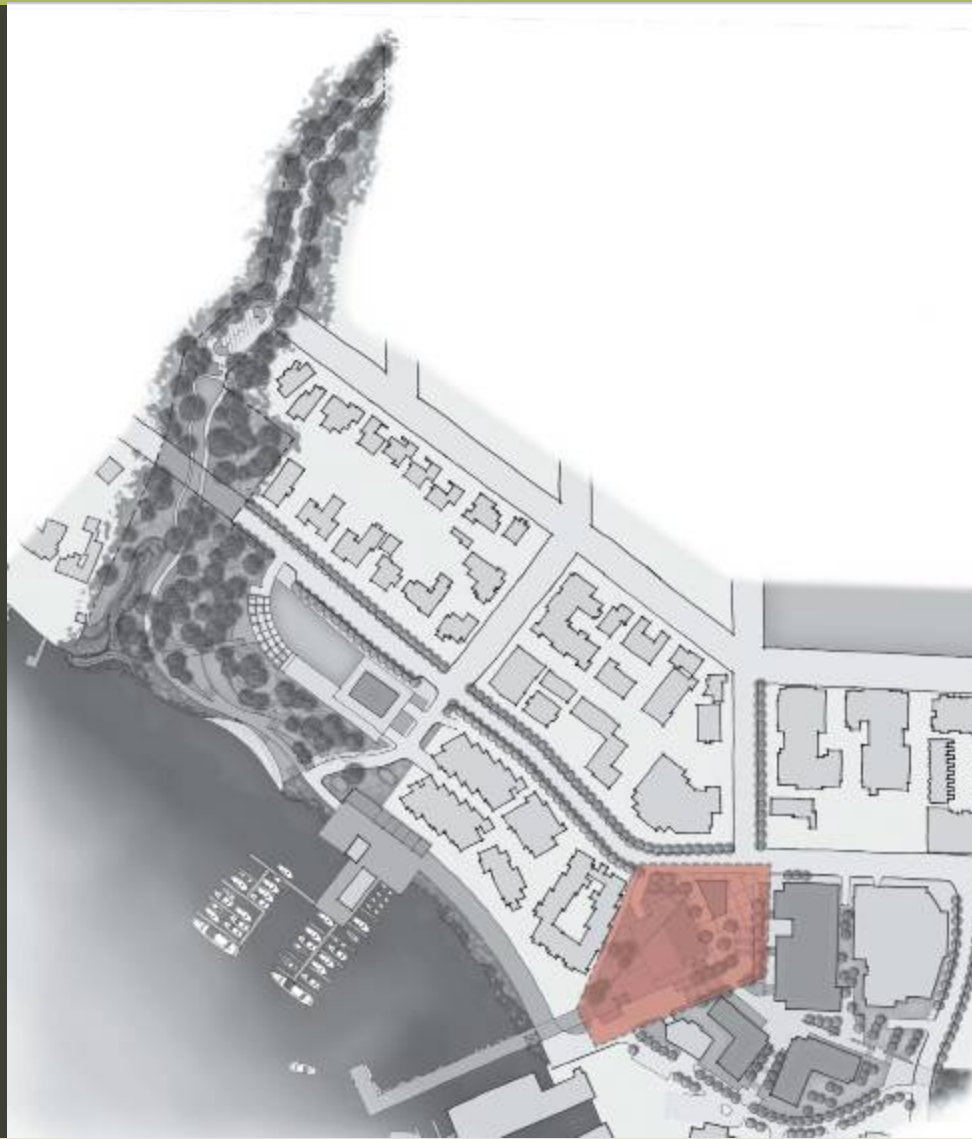
Park Design Zones – Upper Terrace



Park Design Zones – Shoreline



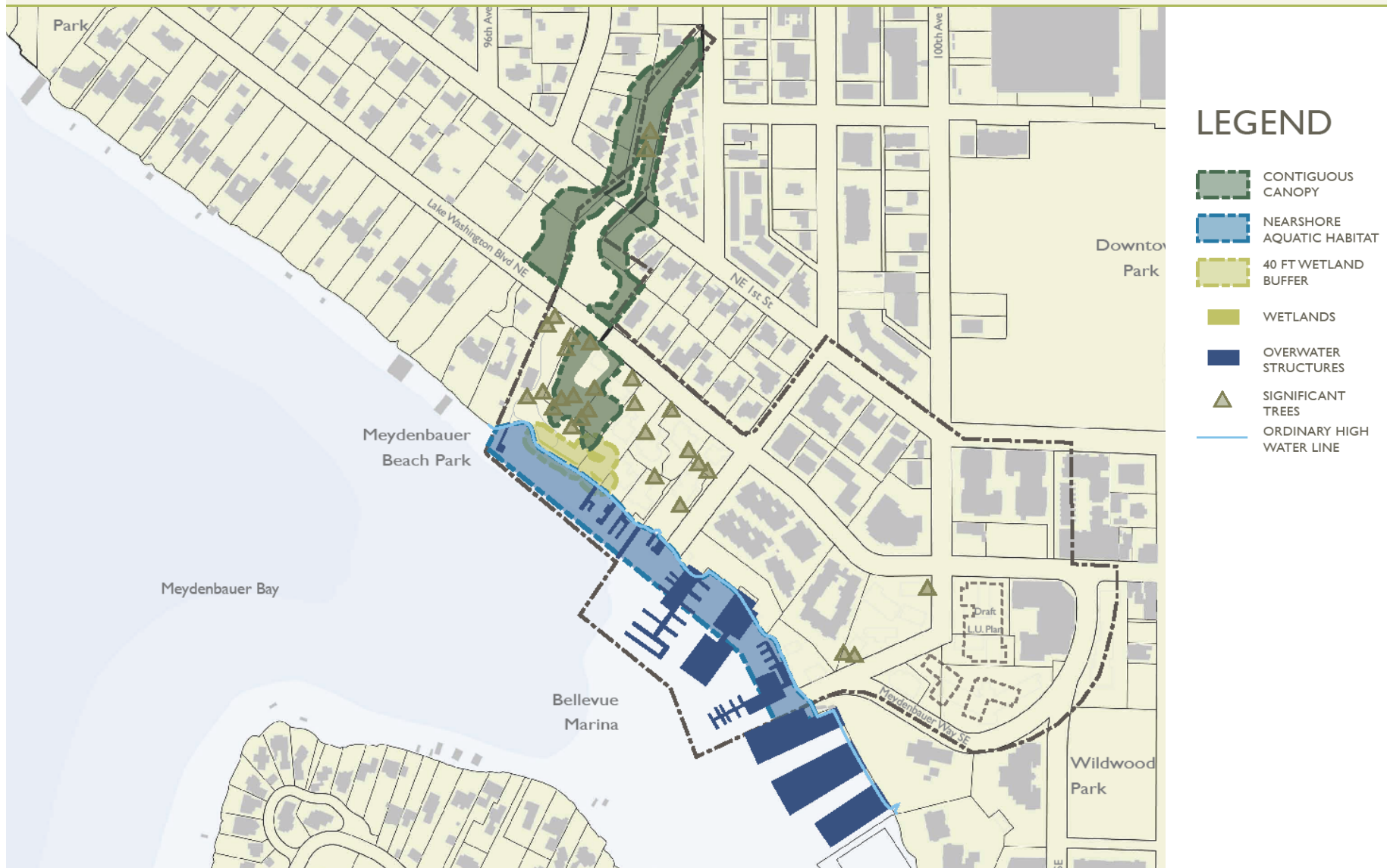
Park Design Zones – Kite Parcel



REFINED PARK MASTER PLAN ALTERNATIVES



Ecological & Inventory - Existing



Ecological Inventory - Existing



LEGEND

- IMPERVIOUS SURFACE BUILDINGS
- IMPERVIOUS SURFACE PAVING
- STORM DRAINS
- STORM DRAIN PIPE

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



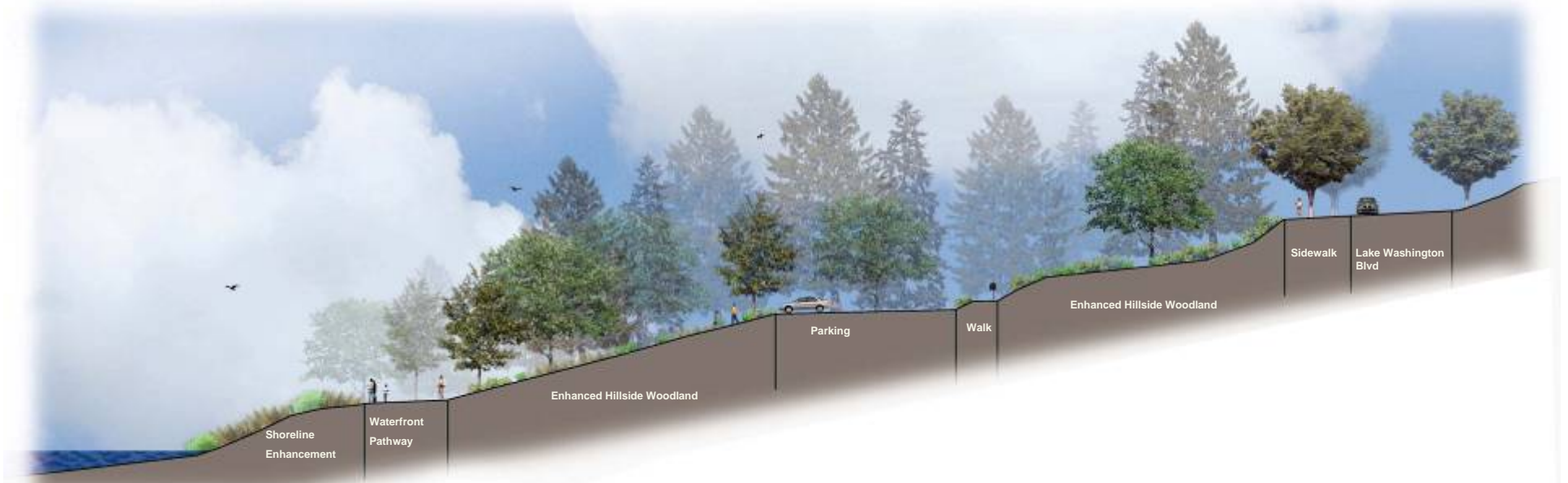
Alternative 1: Educational Emphasis



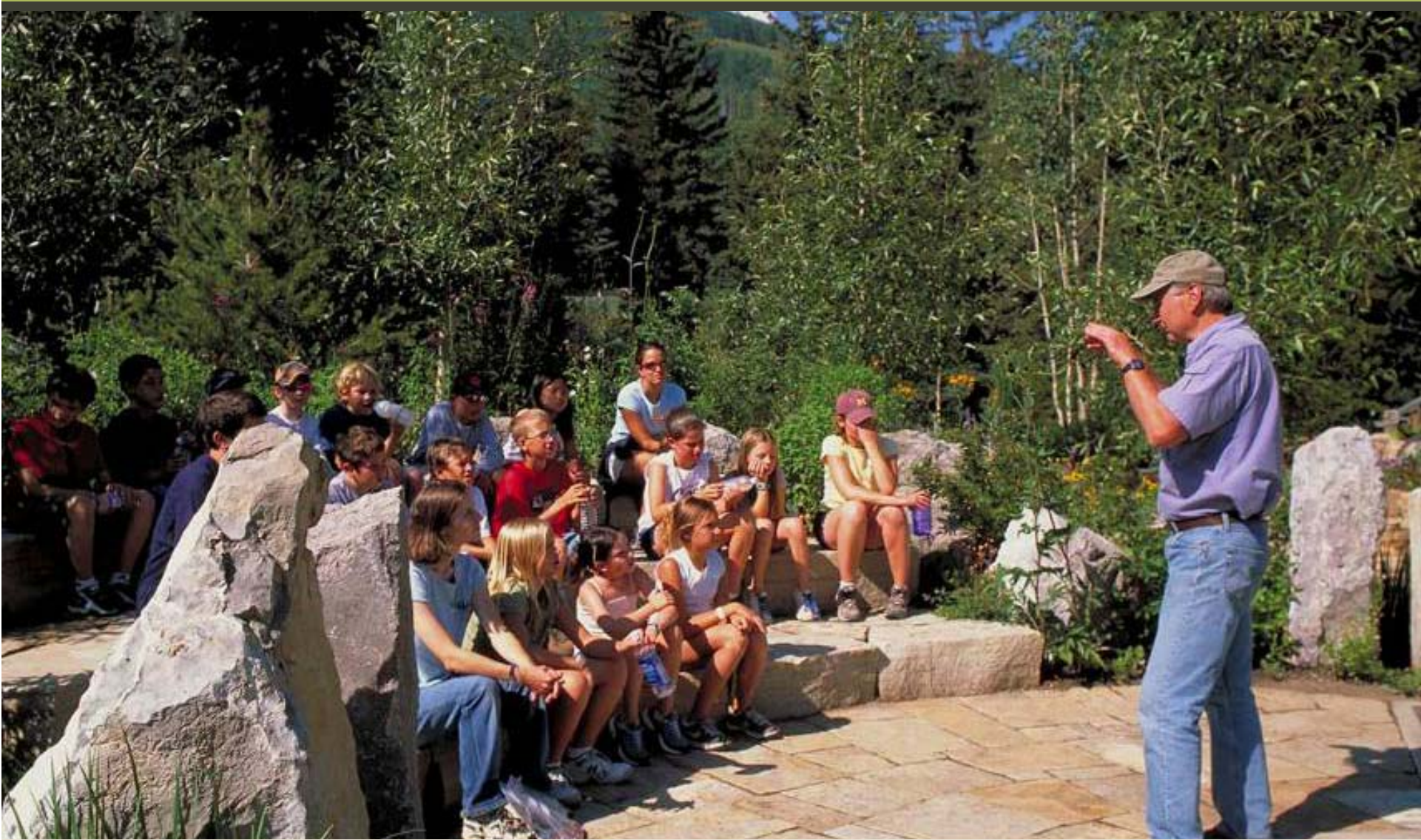
Upper Terrace

- ▶ 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



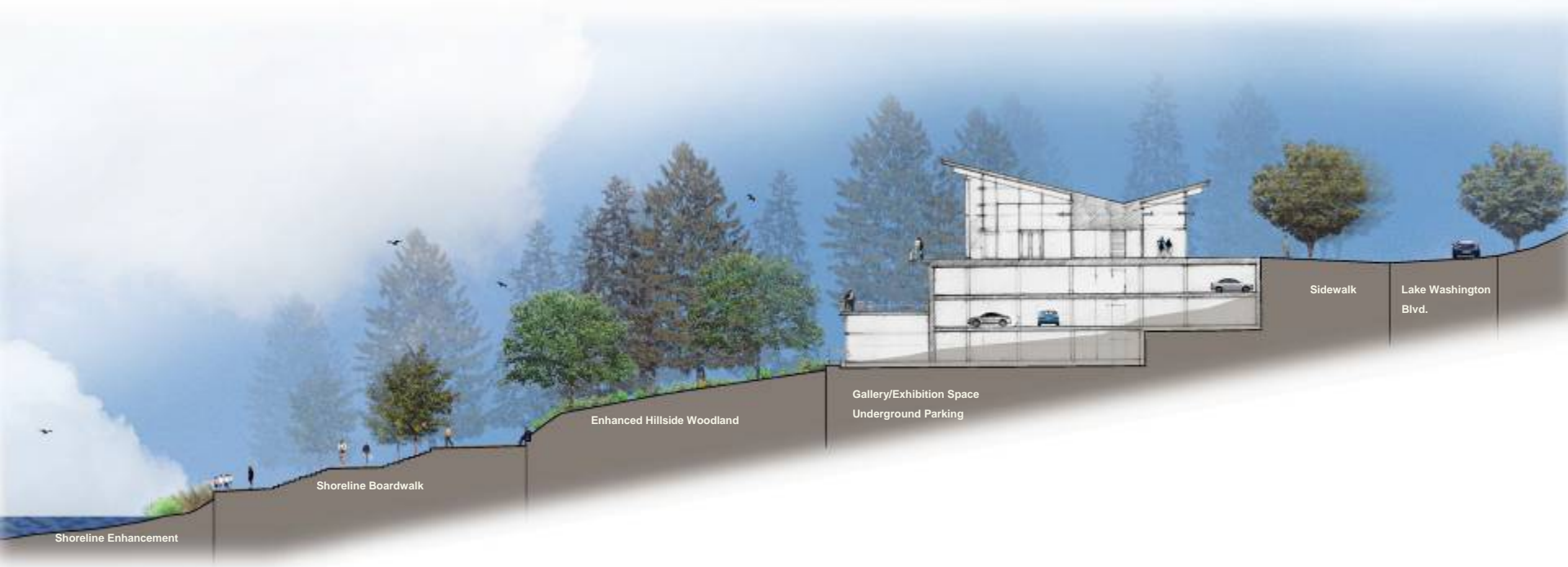
Alternative 2: Shoreline Emphasis



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



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



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

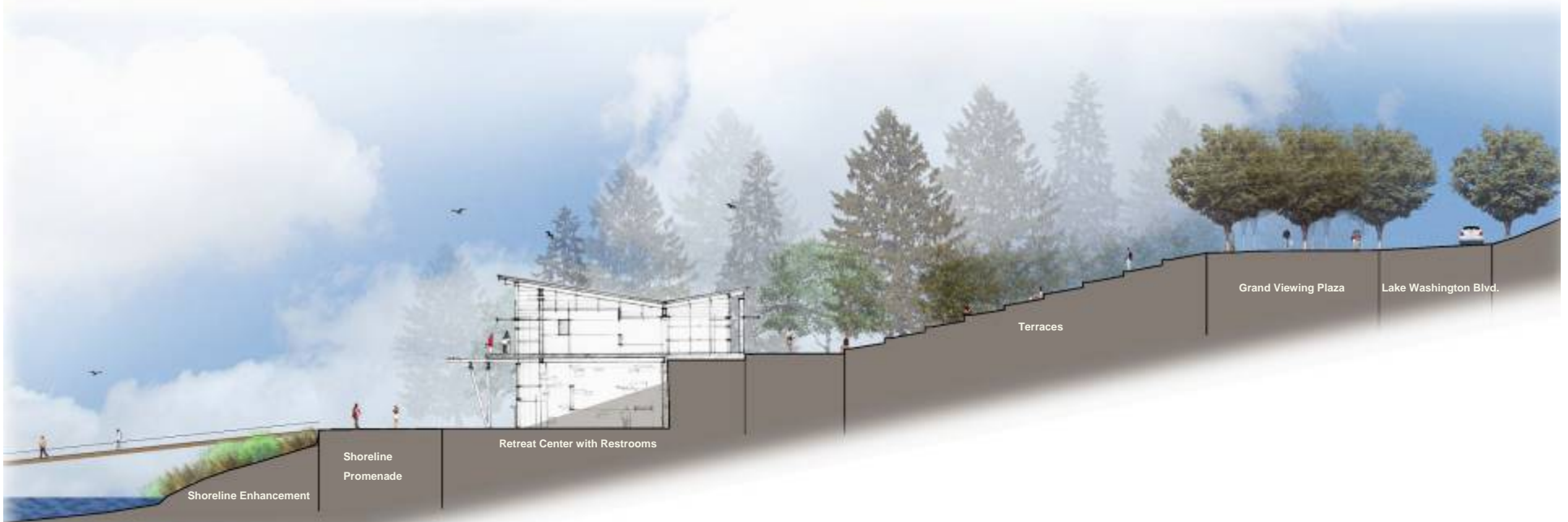
Alternative 3: Civic Emphasis



Upper Terrace

- ▶ Grand viewing plaza
- ▶ ADA path to shoreline promenade
- ▶ Parking along Lake Washington Blvd.
- ▶ Enhanced hillside woodland

Alternative 3: Civic Emphasis – Section #1



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



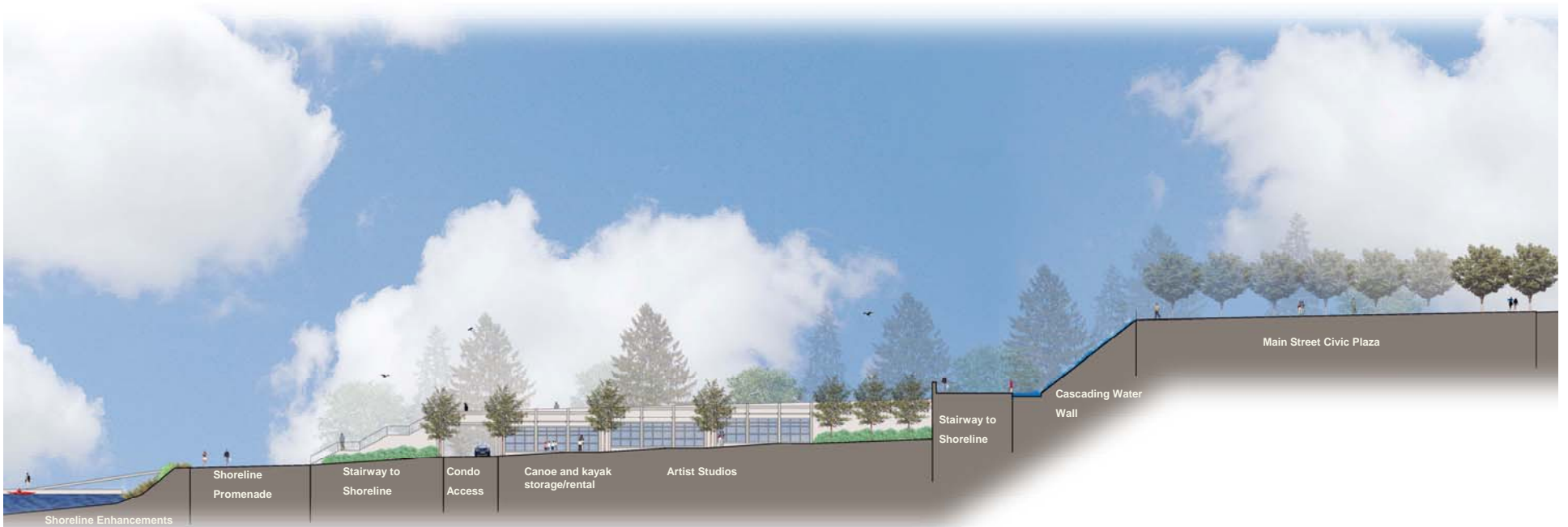
Alternative 3: Civic Emphasis



Kite Parcel

- ▶ Main Street civic plaza with cascading water wall
- ▶ Public art
- ▶ Canoe & kayak storage/rental
- ▶ Artist studios

Alternative 3: Civic Emphasis – Section #2



Alternative 3: Civic Emphasis



ECOLOGICAL AND PROGRAMMATIC SCORECARD



Ecological & Programmatic Scorecard

	Parking	Marina	Structures	Stream Restoration	Shoreline Restoration	Overwater Coverage	Impervious Surface
Alternative 1: Educational Emphasis	50	L: 28 T: 14 P: 15	2,300 sf	1,200 lf	500 lf	20,000sf (60% reduction)	25% reduction
Alternative 2: Shoreline Emphasis	300	L: 33 T: 14 P: 12	26,500 sf	600 lf	300 lf	30,000sf (40% reduction)	16% reduction
Alternative 3: Civic Emphasis	68	L: 58 T: 14 P: 25	14,500 sf	none	100 lf	40,000sf (20% reduction)	14% increase



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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

Transportation 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



Transportation Analysis

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

	Alternative 1 Educational Emphasis	Alternative 2 Shoreline Emphasis	Alternative 3 Civic Emphasis
<i>Parking Demand</i>			
Parking Spaces Provided	50	300	68
Parking Demand	68	127	139
Difference	-18	176	-71

Transportation Analysis

Key working assumptions and next steps

Identify Trip Generation for each master plan alternative

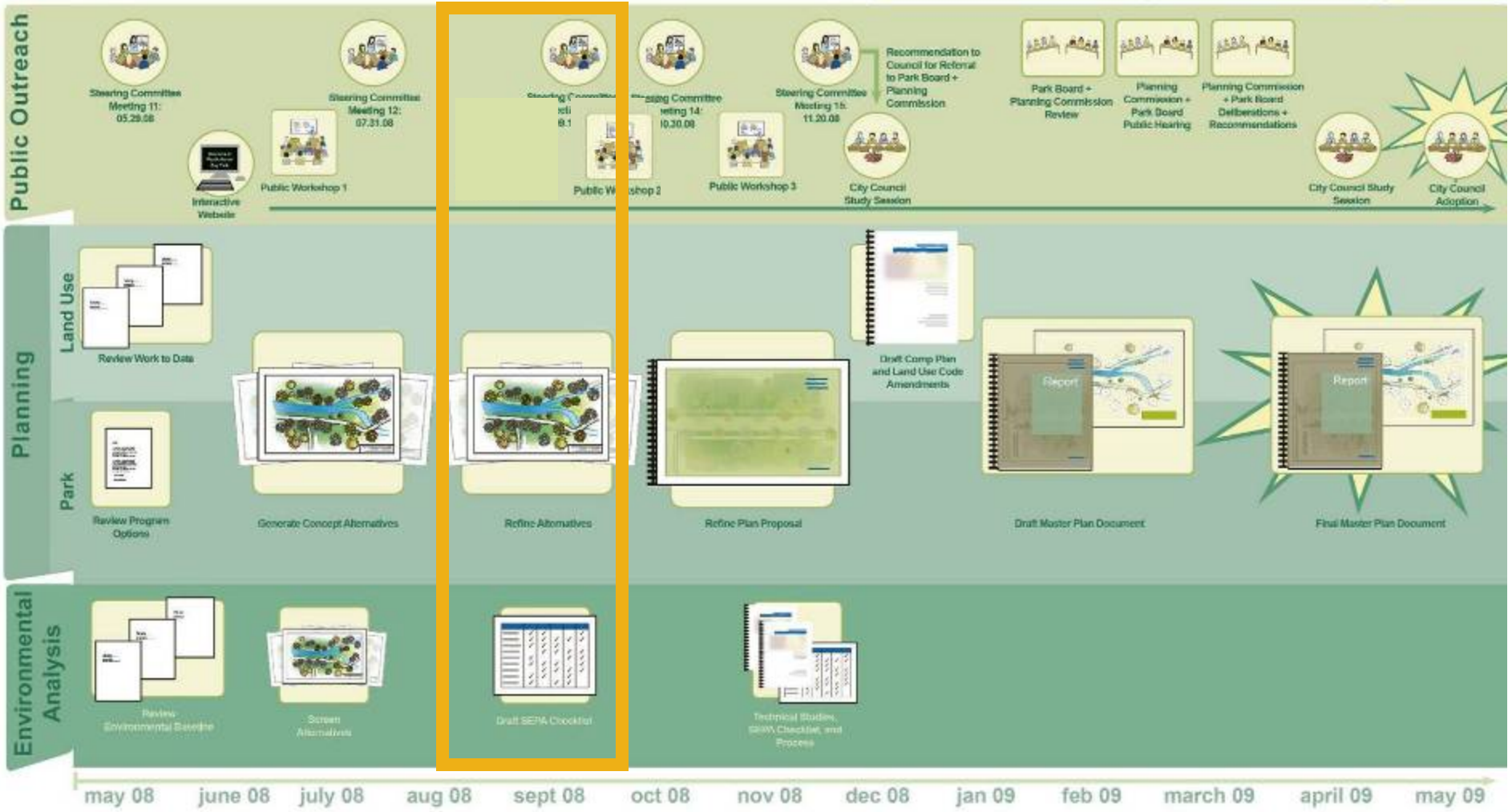
- Alternatives Analysis / Identify Traffic Impacts (Operational Modeling Effort)
- Identify Traffic Mitigation
- Recommend parking management strategies

NEXT STEPS



Next steps

meydenbauer bay park + land use plan process diagram





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