



Meydenbauer Bay Park & Land Use Plan

Scoping Meeting – 10.29.08

What is SEPA?

- State Environmental Policy Act of 1971
- Obligates the state & local government to policies of environmental concern & protection
- Framework for considering environmental consequences
- Authority to make decisions on the basis of environmental values

What is an EIS & when is it required?

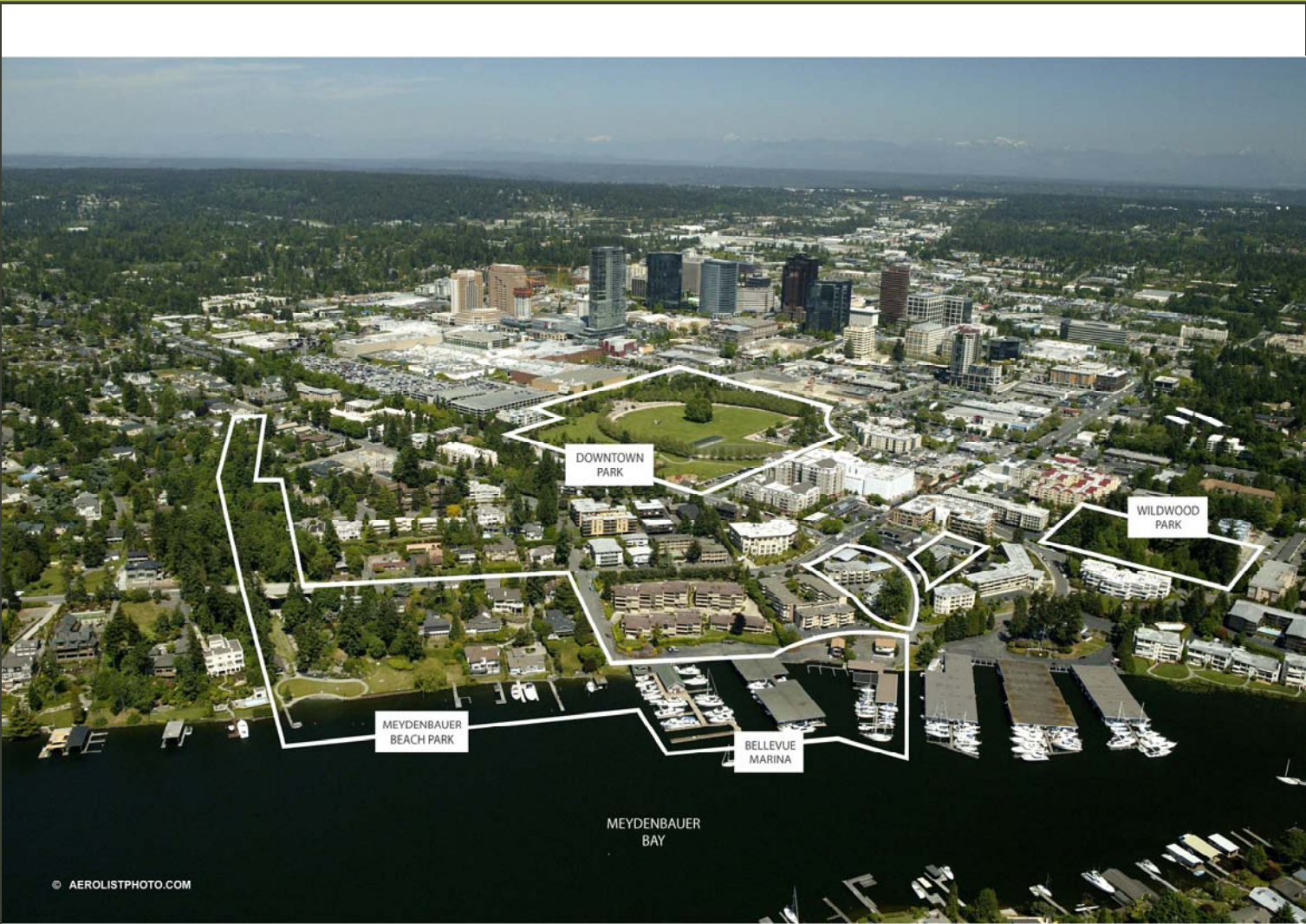
- Comprehensive analysis of environmental impacts of a range of alternatives, including no action
- EIS (Environmental Impact Statement) is required when likelihood of more than a moderate adverse impact or when City chooses to review the issues in more depth
- Identifies impacts of each alternative on various elements of the environment
- Draft EIS is issued first; a comment period is established; a public hearing may be held
- No action can be taken to approve the plan until the EIS process is complete

What is “Scoping”?

- Process of narrowing the range of issues & alternatives
- Allows the public & other agencies to help identify those issues to be addressed
- Generally comments should be confined to: the range of alternatives; the environmental elements identified for study; the need for additional information; & likely mitigation measures
- The City will prepare a record of the scoping process & provide a summary or “scoping report” in the Draft EIS

Proposed Action

To develop a long-range master plan for a public park on the north shore of Meydenbauer Bay and for land uses on nearby upland properties, to improve visual and physical connections to the waterfront consistent with policies contained in the City of Bellevue Comprehensive Plan and Parks & Open Space System Plan 2003, and with planning principles approved by the City Council for this proposal.



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Land Use Plan – Upper Block

- Incentivize redevelopment of aging properties:
 - Increased density
 - Relaxed lot coverage/setback restrictions
 - No change to allowed height
 - No change to allowed uses
- In exchange for improved streetscapes and pedestrian amenities, such as:
 - Improved/consistent sidewalk system
 - Improved landscaping
 - Surface treatments
 - Signage
 - Public art

Zoning – Upper Block

- Existing:

- Most of block is R-30 (allows multi-family residential, 30 dwelling units per acre)
- East portion of block (adjacent 100th Ave NE) is O (primarily allows office use, but allows multi-family as well)

- Potential:

- New zone or overlay zone allowing approx. 60 dwelling units per acre on existing R-30 portion
- No change to allowable building heights or allowable uses

Land Use Plan – South of Main

- Increased density on some parcels
 - Relaxed lot coverage/setback restrictions
 - Some retail expansion
 - No change to allowed height
- In exchange for:
 - Shared underground parking
 - Pedestrian connection to Wildwood Park
 - Provision of public spaces (plazas, terraces, overlooks)
 - Art/water features
 - Activation of pedestrian environment

Zoning – South of Main

- Existing:
 - Portion is CBD-OB (Central Business District – Old Bellevue – allows variety of uses including retail, residential, hotel, office)
 - Remainder is R-30 (multi-family residential, 30 units per acre)
- Potential:
 - CBD-OB remains on Chevron
 - New zone or overlay zone allowing approx. 60 dwelling units per acre on part of the existing R-30 portion, and retail on Bayvue Village parcel east of 100th Ave SE
 - No change to allowable building heights or allowable uses

Park Master Plan - Alternative 1



Park Master Plan - Alternative 2



Meydenbauer Bay

Yacht Club

Downtown Park

100th Ave NE

Main Street

Wildwood Park

- Keep your comments specific & to the point. We welcome comments in the following areas:
 - The range of reasonable alternatives proposed for study
 - The environmental impacts that should be further examined
 - The predictive methodology or other analysis proposed for use
 - Other additional information that would shed light on the impacts of the alternatives
 - Proposed mitigation measures

Ground Rules

- If you want to comment on the scope, please begin by identifying yourself, spelling your name & giving your address. If you represent an organized group, please identify the group
- Please limit your comments to no more than 3 minutes
- Remember: this is a scoping meeting & is restricted to making comments on the range & extent of issues under review in the EIS; refer to the scoping notice & other handouts for guidance.



Meydenbauer Bay Park & Land Use Plan

Public Workshop – 10.29.08

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



- ▶ Meydenbauer Bay Park & Land Use Plan
- ▶ Develop Alternatives
- ▶ Programmatic Level EIS
- ▶ 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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Planning Principles

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Park Planning With E&S

meijdenbauer bay park + land use plan process diagram



Park Master Plan Alternatives

- ▶ Educational Emphasis
- ▶ Shoreline Emphasis
- ▶ Civic Emphasis

PARK MASTER PLAN ALTERNATIVES



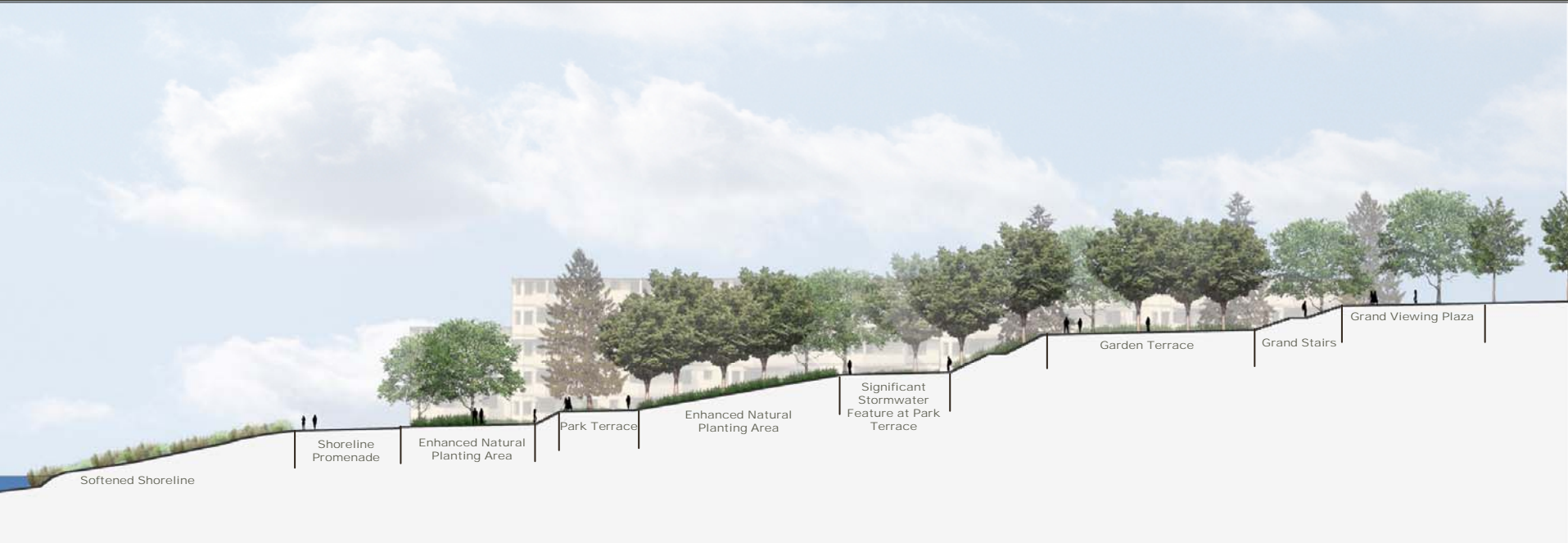
Alternative Refined



Alternative 1: Upper Terrace Section/Elevation



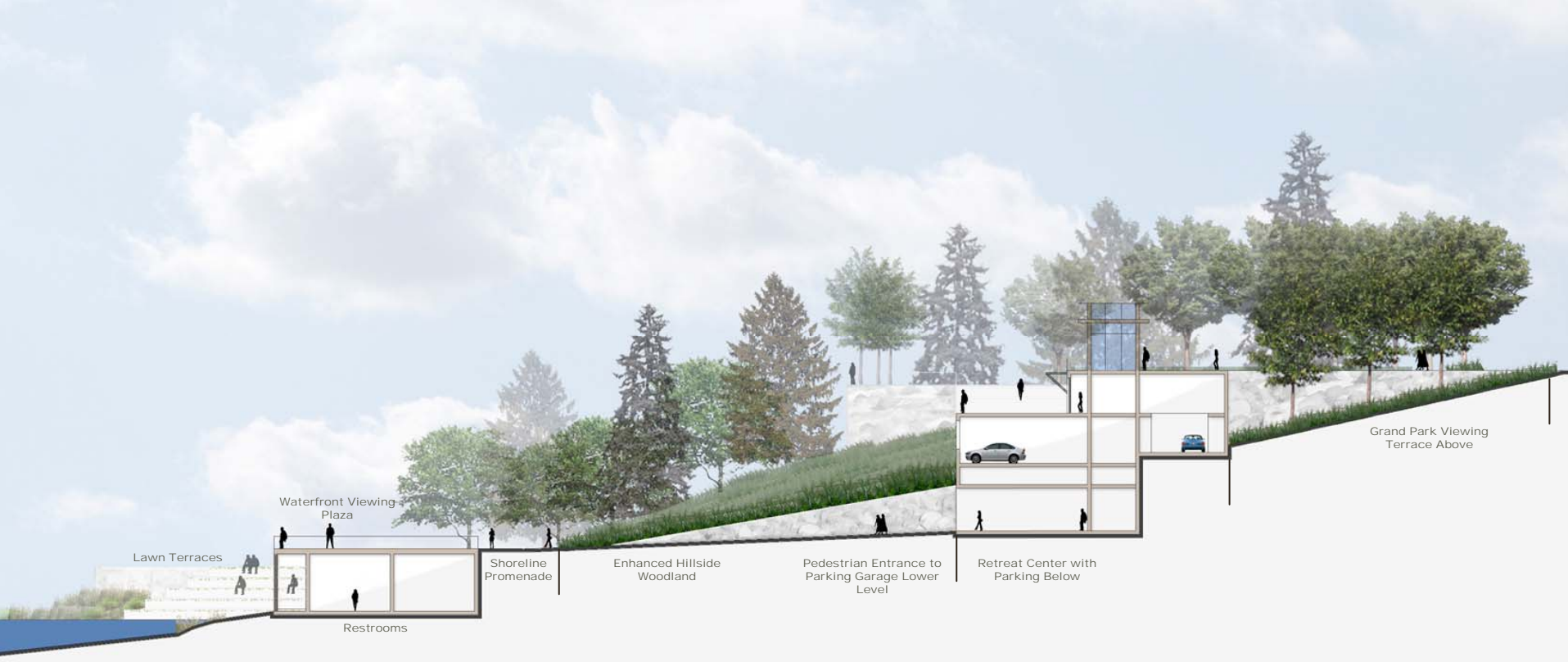
Alternative 1: Kite Parcel Section/Elevation



Alternative 2



Alternative 2: Upper Terrace Section/Elevation



Alternative 1: Kite Parcel Section/Elevation



PARK MASTER PLAN ALTERNATIVES – Variants



Remarkable and memorable shoreline experience

The park will be an extraordinary community-wide public asset. The new park will greatly increase waterfront access, recreational opportunities for all Bellevue residents, and in conjunction with its proximity to the Downtown Park and neighborhood, establish Bellevue as a waterfront city. The surrounding area should complement and take advantage of the unique shoreline location.

Complementary land uses

Urban design and land uses in the upland area adjacent to the park should be pedestrian-oriented and serve the broader community to make the transition from the upland to the shoreline seamless, enjoyable, inviting, and compelling. They should draw the pedestrian toward the water, convey a sense of excitement, and provide an interactive experience between the waterfront and upland areas.

Increased physical and visual access

Corridors that visually open up the waterfront from upland areas and that facilitate pedestrian movement from Downtown Park to the waterfront should be maximized. It is critical that corridors and public spaces overcome real or perceived physical obstacles to reaching the shoreline.

Pedestrian priority

The park and its connections should be places that can be enjoyed by pedestrians without fear of conflicts with automobiles. Where vehicle drives or parking areas are necessary, they should be designed and located to promote a “pedestrian first” message.

Alternative 1- With 100th Ave NE Open



Alt.1- Advantages and Disadvantages of 100th Ave SE Closure



Advantages

- Strong park presence on approach
- Strong pedestrian link to DT Park
- More space for ADA path with 60' change in elevation
- Fewer vehicle/ pedestrian conflicts
- Reduced street runoff and pollutants
- Pedestrian connection to Wildwood Park



Disadvantages

- Lose existing road used by local residents
- City park parcel east of 100th Ave SE without vehicular access
- Increased traffic volume on surrounding streets

Alternative 2- With 100th Ave NE Open



Meydenbauer Bay

Yacht Club

Downtown Park

100th Ave NE

Main Street

Wildwood Park

Alt.2- Advantages and Disadvantages of 100th Ave SE Closure



Advantages

- Strong park presence on approach
- Strong pedestrian link to DT Park
- Fewer vehicle/ pedestrian conflicts
- Reduced street runoff and pollutants
- Larger park and habitat area
- Pedestrian connection to Wildwood Park



Disadvantages

- Lose existing road used by local residents
- City park parcel east of 100th Ave SE without vehicular access
- Increased traffic volume on surrounding streets
- Café and boathouse without street frontage

REFINED PARK MASTER PLAN ALTERNATIVES SCORECARD

Ecological & Programmatic Scorecard

	Parking	Marina	Structures	Stream Restoration	Shoreline Restoration	Overwater Coverage	Impervious Surface
Alternative 1:	106	L: 43 T: 14 P: 15	9,650 sf	1,200 lf	950 lf	23,000sf (53% reduction)	25% reduction
Alternative 2:	156	L: 29 T: 14 P: 10	14,850 sf	600 lf	800 lf	30,000sf (40% reduction)	12% reduction

TRANSPORTATION ANALYSIS



Transportation Analysis

Work Conducted

- Reviewed previous Parking Inventory and Utilization analysis
- Used City Traffic model (Year 2020) for analysis of 100th Avenue
- Conducted Analysis of Parking Demand for each alternative
- Developed Intersection Operational Analysis of Plan Alternatives

Trip Generation & Parking Demand

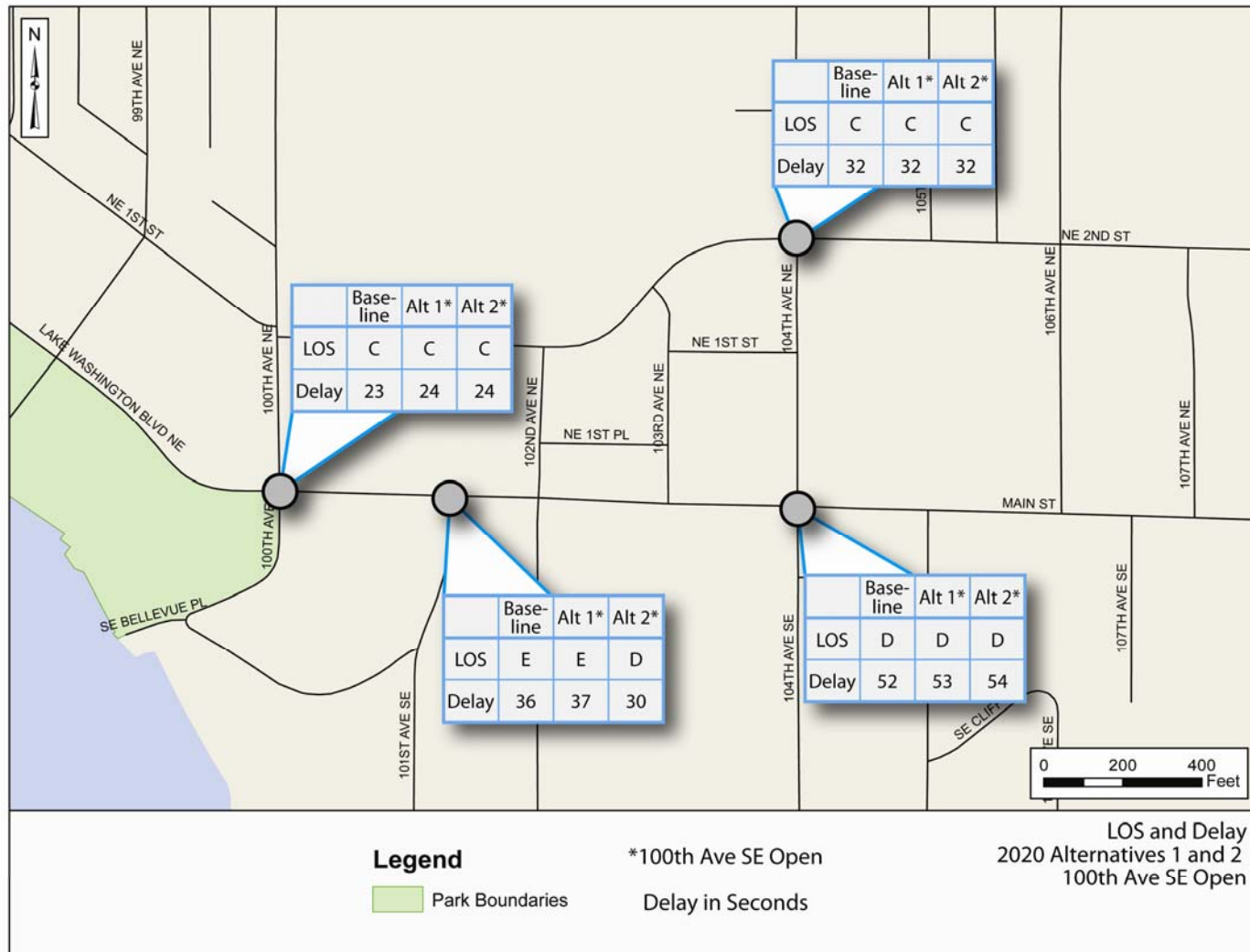
	Alternative 1 (Both Variations for 100th Avenue)	Alternative 2 (Both Variations for 100th Avenue)
<i>Trip Generation</i>		
PM Peak Period Trip Generation	67	114
<i>Parking Demand</i>		
Parking Spaces Provided	106	156
Parking Demand	107	128
Difference	-1	28

Weekday On-Street Parking Demand (% Occupancy, 1-3pm)

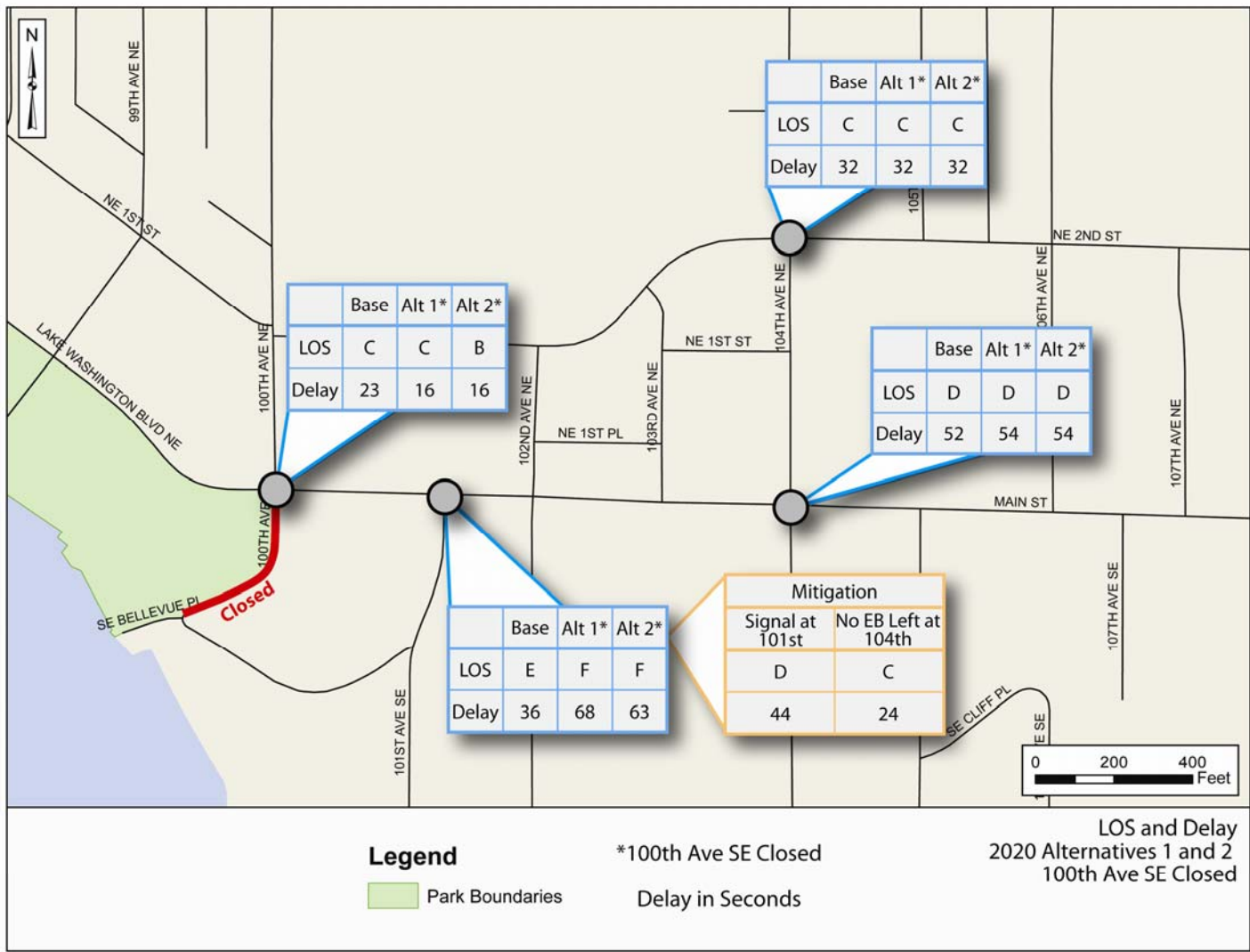


High Occupancy (75% +) Medium Occupancy (40 - 75%) Low Occupancy (Under 40%)

Traffic Impacts - Alternatives 1 and 2 with 100th Open (2020)



Traffic Impacts - Alternatives 1 and 2 with 100th Closed (2020)



Transportation Analysis - Conclusions

100th Avenue Open

- Alternatives 1 and 2 - No significant impacts relative to Baseline Alternative

100th Avenue Closed

- Alternatives 1 and 2 – Degrades LOS at 101st / Main Street, and requires mitigation

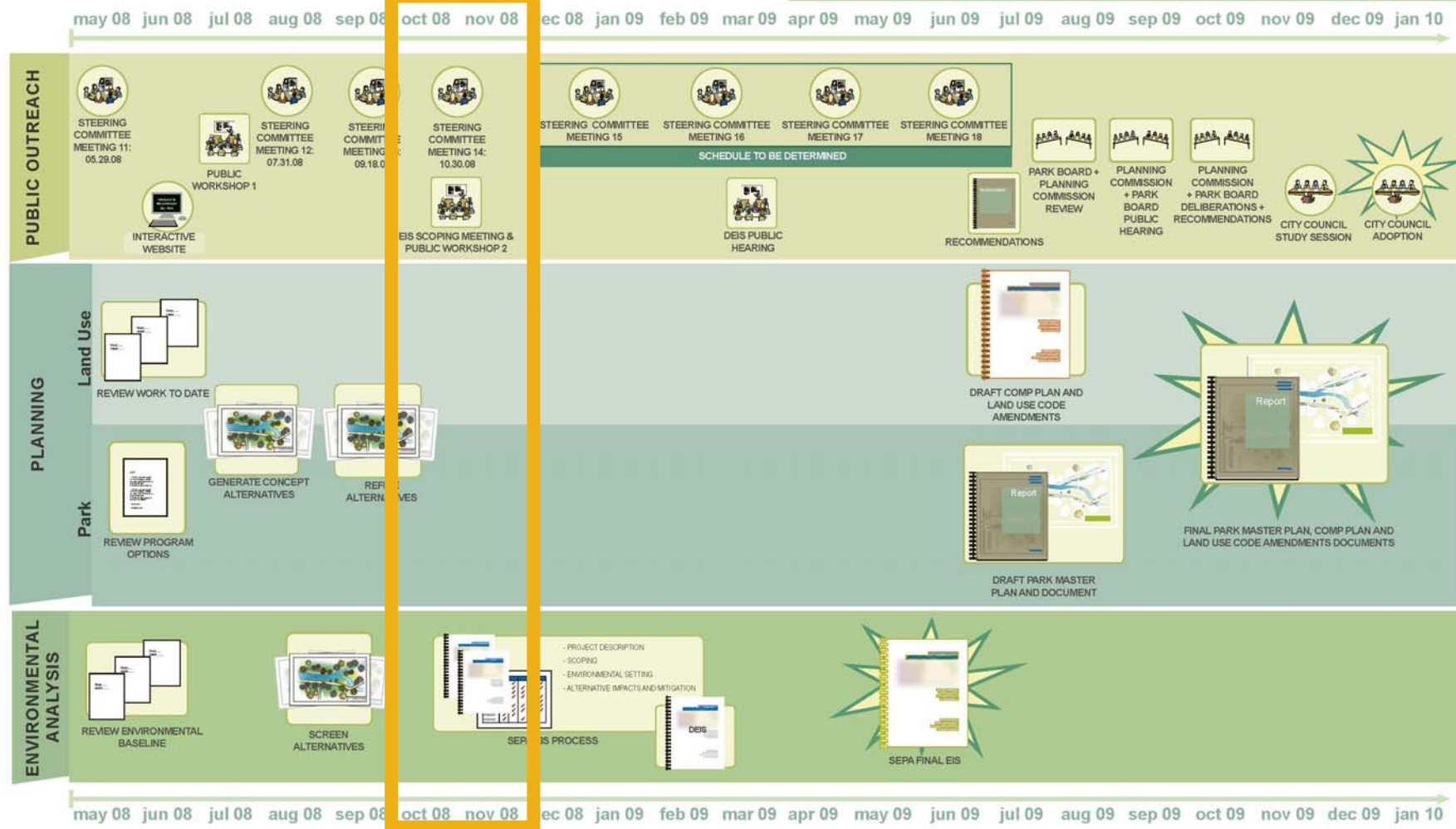
Potential Mitigation

- Install signal at 101st Avenue / Main Street
- Restrict / Divert Eastbound left turns at Main / Bellevue Way
- Acceptable LOS

NEXT STEPS

Next Steps

meydenbauer bay park + land use plan + EIS process diagram





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