



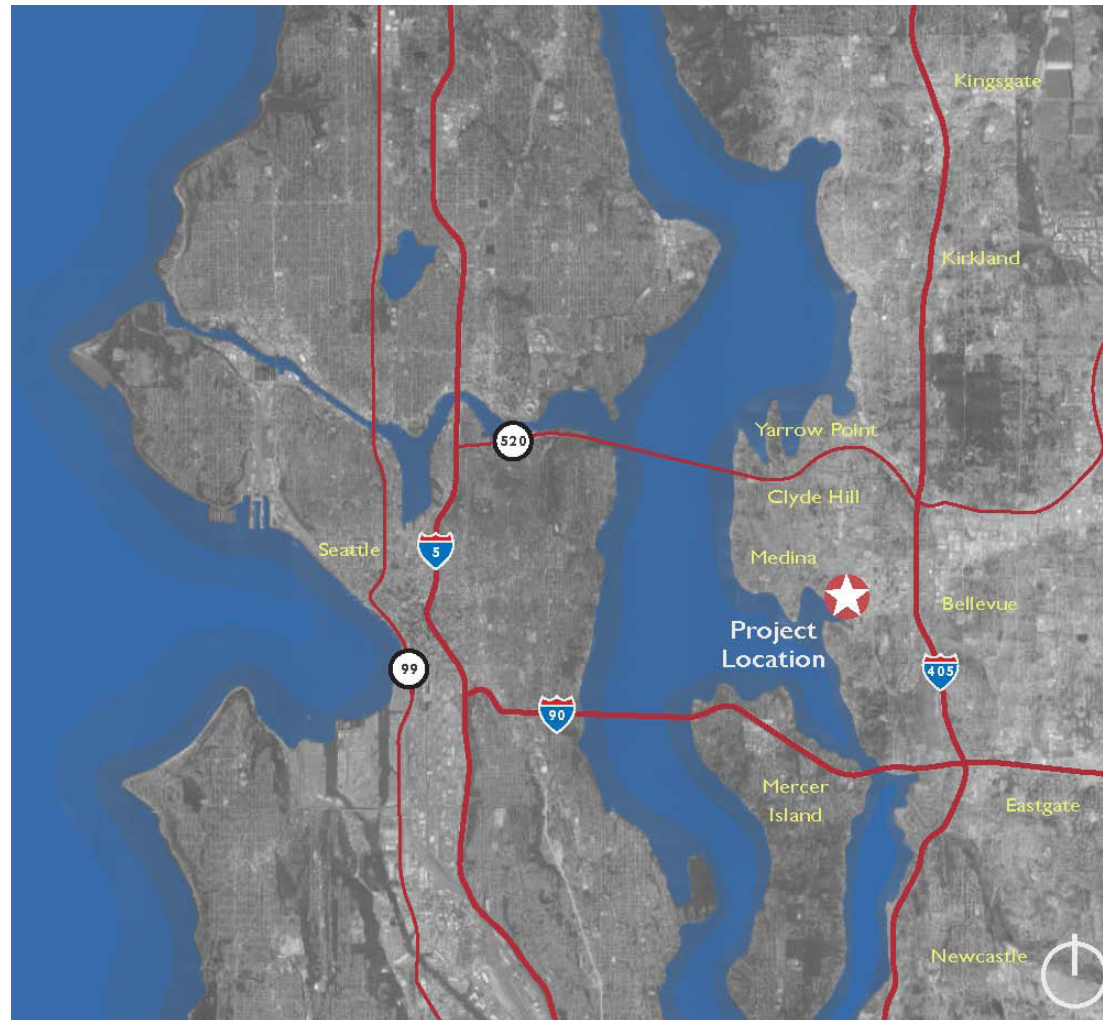
MEYDENBAUER BAY PARK & LAND USE PLAN

JULY 30, 2008 PUBLIC WORKSHOP

EDAW | AECOM | Meydenbauer Bay Park and Land Use Plan | City of Bellevue | Perteet

TABLE OF CONTENTS

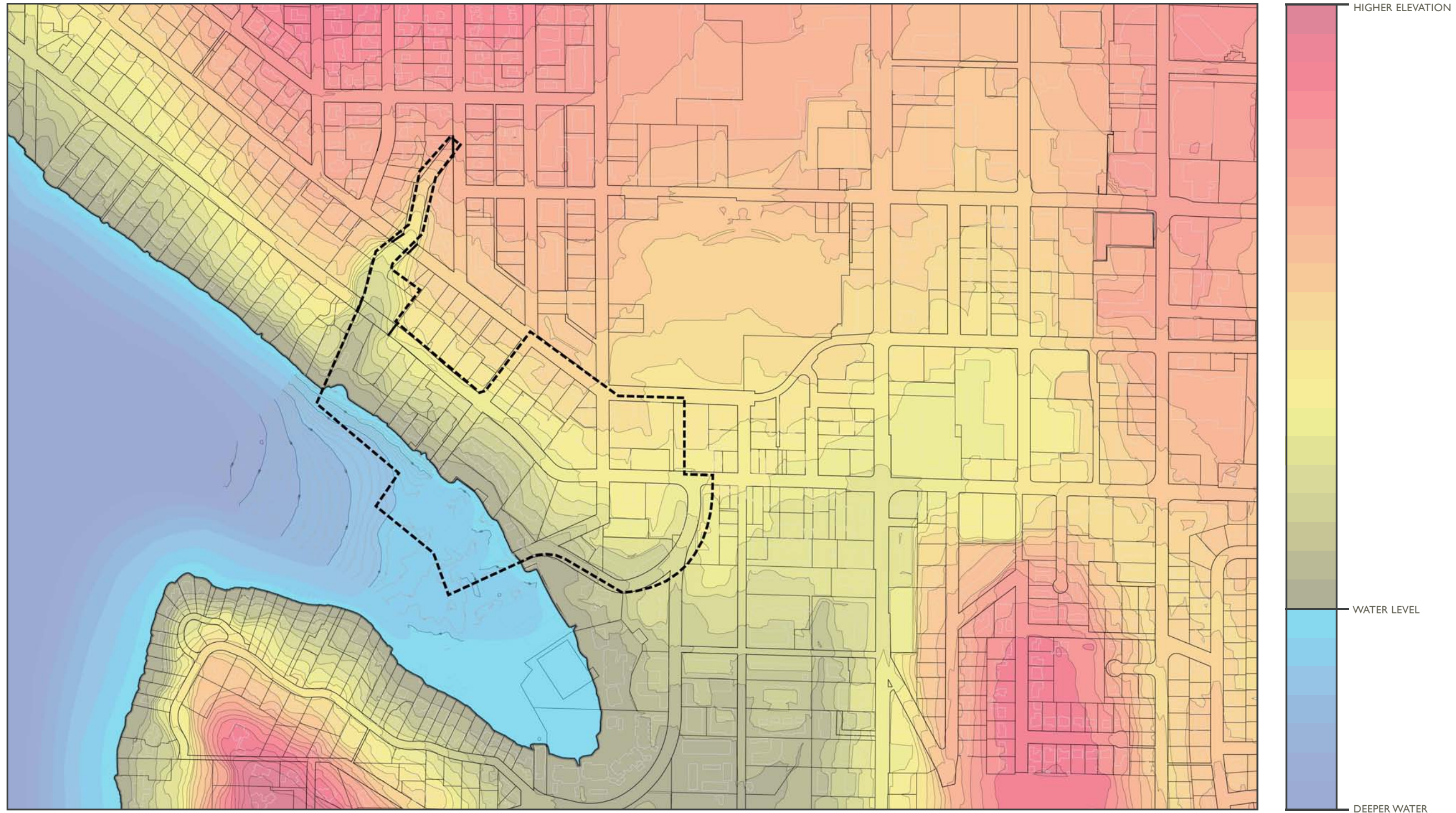
- Introduction 01
- 01 - Site Analysis and Design Parameters 02
 - a. Physiography 02
 - b. Ecological Inventory 03
 - c. Water Quality 04
 - d. Destination & View Opportunities 05
 - e. Access & Circulation Opportunities 06
 - f. Interface & Edge Opportunities 07
 - g. Shoreline Conditions 08
- 02 - Design Concepts 09
 - a. Environment & Education 10
 - b. Shoreline Destination 13
 - c. Urban Edges 16
 - d. Circulation 18
- 03 - Planning and Public Input 19
 - a. Public Workshop 19
 - b. Meeting Comments 20



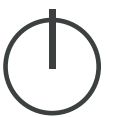
SITE CONTEXT NTS

Introduction

On July 30, 2008, the City of Bellevue hosted a public workshop to continue the development of a Park and Land Use Master Plan for Meydenbauer Bay Park on Bellevue's waterfront. A team of consultants led by EDAW, Inc., including Moffatt & Nichol Engineering, Pertee Engineering, and city staff, performed a site analysis to inform design parameters for the development of three alternative concepts for the Meydenbauer Bay Park and Land Use Master Plan. These concepts were designed to help the public envision initial possibilities for the future of the park and to offer the citizens of Bellevue involvement in the design process. The following pages highlight significant materials from the workshop and are sequenced in the order presented to the public. The site analysis and design parameters portion of this document illustrates the major relationships considered by the ecology and design team when making design decisions. Each concept is presented with a narrative and program to clarify the elements of the each design. Photos of the public workshop show the level of engagement and interaction between city staff, the public and consultants. The concluding page includes comments recorded during the large group discussions from both the public workshop and the steering committee meeting held the following night.










SCALE: 1" = 500' - 0"





LEGEND

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

SCALE: 1" = 500' - 0"

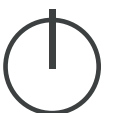




LEGEND

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

SCALE: 1" = 500' - 0"

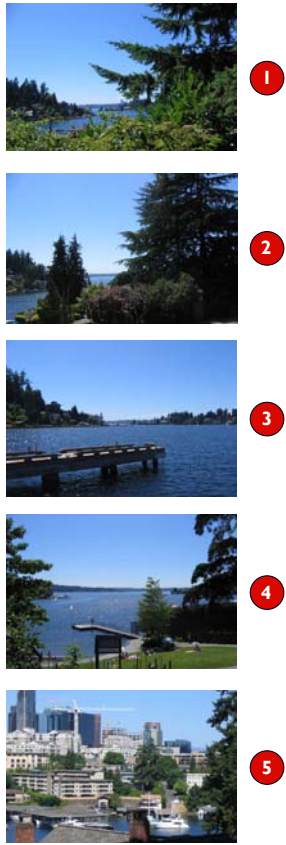




LEGEND

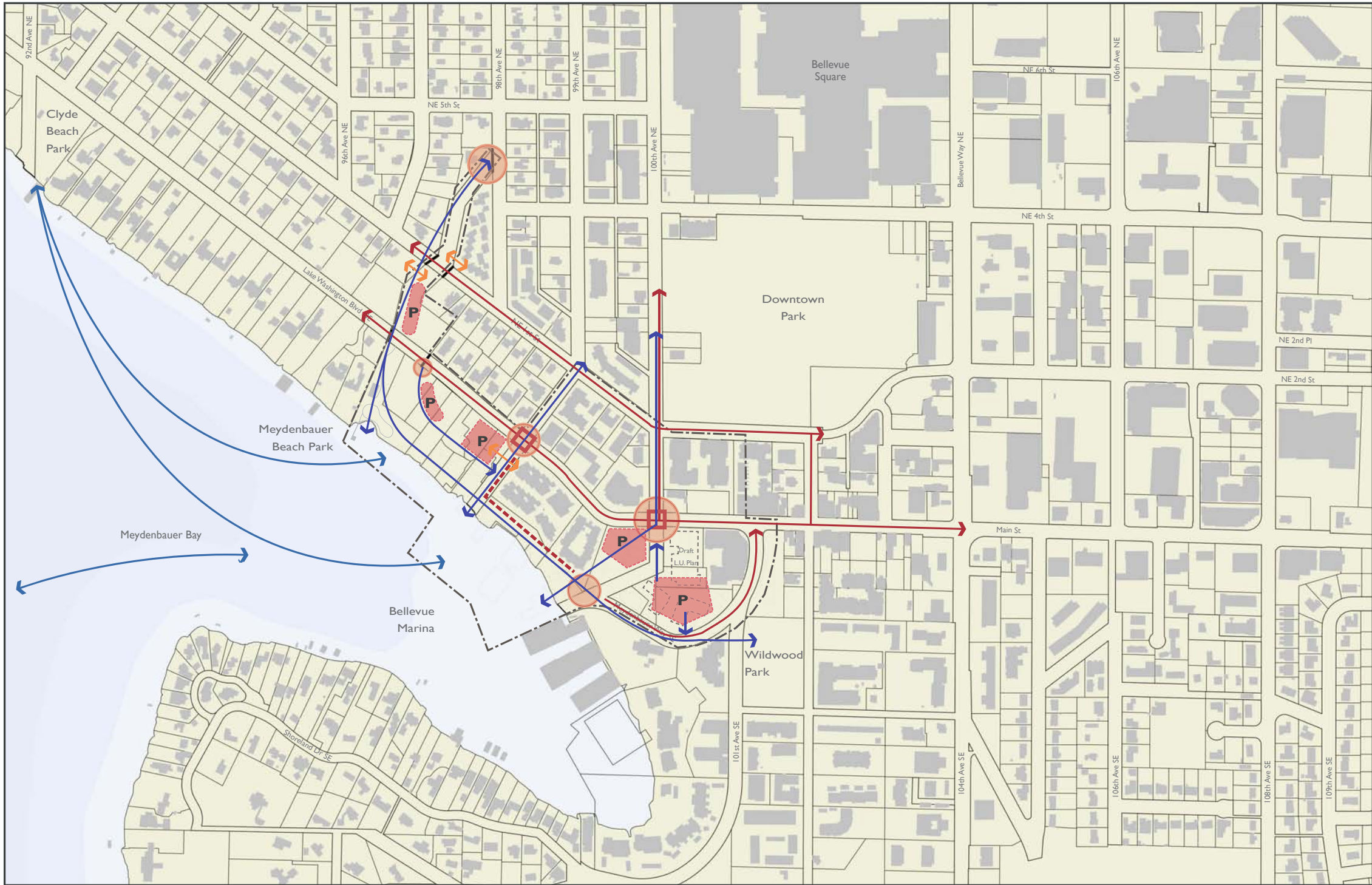
- FOREST CORRIDOR
- MAIN STREET L.U. / CHARACTER
- PARK
- MARINA DISTRICT
- ✳ ICONIC ELEMENT ART / ARCHITECTURE
- ↗ VIEW TO CITY / WATERFRONT
- ↔ VIEW TO / FROM

VIEWS



SCALE: 1" = 500' - 0"



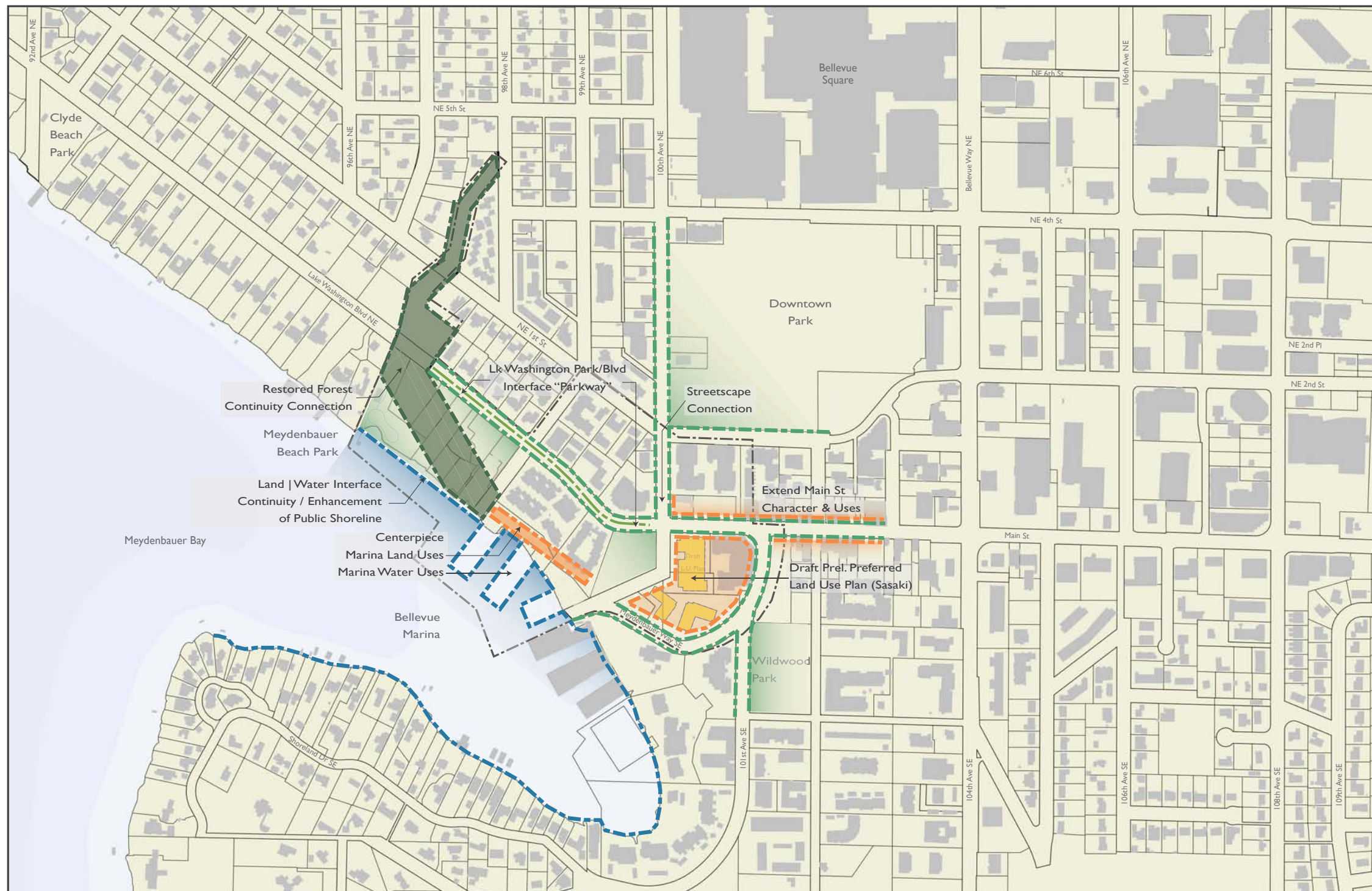


LEGEND

- P PARKING OPPORTUNITY
- ENTRY GATEWAY
- KEY INTERSECTION
- ↔ NEIGHBORHOOD CONNECTION
- PEDESTRIAN / BIKE ACCESS
- BOAT ACCESS
- VEHICLE ACCESS
- - - LIMITED VEHICLE ACCESS

SCALE: 1" = 500' - 0"





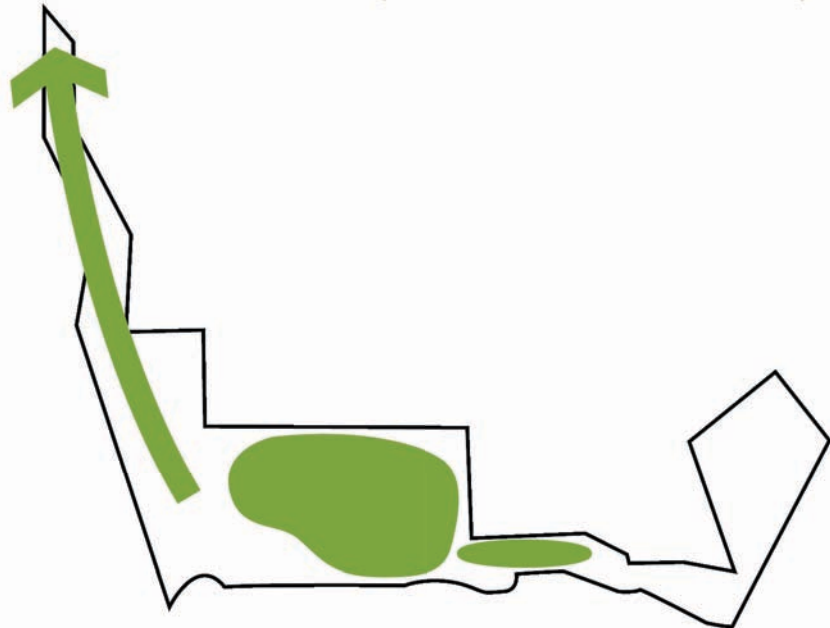
- ### LEGEND
- - - PARKWAY ENHANCEMENT
 - - - STREETScape ENHANCEMENT
 - - - FOREST ENHANCEMENT
 - - - SHORELINE ENHANCEMENT
 - - - MAIN ST CHARACTER ENHANCEMENT
 - DRAFT PREFERRED LAND USE PLAN
 - PARK ENHANCEMENT

SCALE: 1" = 500' - 0"





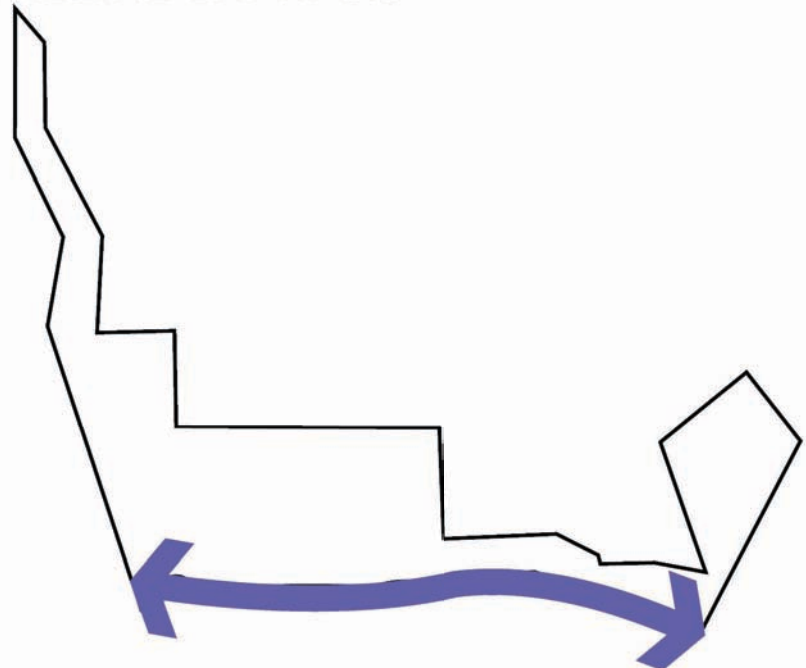
PARK TO THE CITY (NATURAL STREAM)



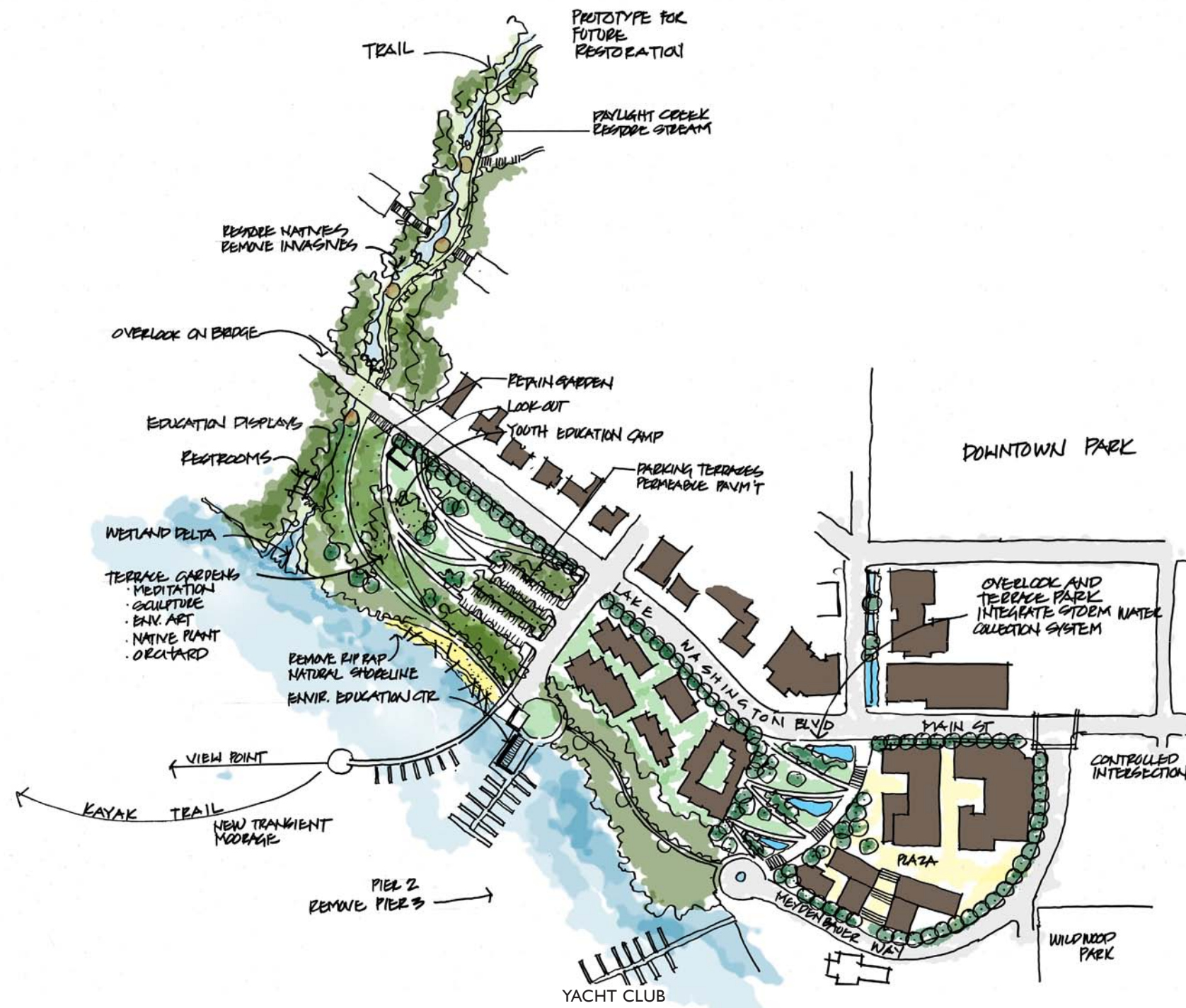
CITY TO THE PARK (URBAN STREAM)



SHORELINE EMPHASIS



The 'Two Streams' Concept provided form-guiding inspiration in developing three suggestive design alternatives for Meydenbauer Bay Park.



SCALE: 1" = 300' - 0"





Environment & Education

A park and land use plan focused on 'Environment & Education' would transform Meydenbauer Bay Park into an inspiring waterfront retreat for people of all ages. Critical ecological areas of the park, including the shoreline, stream, and upland forest would undergo robust enhancement and restoration to bring awareness and environmental value to the serene setting. As a benefit to local wildlife and water quality, piers two and three would be removed to allow for significant restoration of the shoreline. Garden terraces would be woven within the hillside, integrating environmental art, meditation, sculpture and orchard plantings. Strategically designed view points would capture vistas of Meydenbauer Bay and the marina, including one at the terminus of a new public pier oriented towards views across Lake Washington. To illustrate the park's commitment to youth, environmental stewardship, and community, the historic whaling building would serve as an environmental education center from which self-guided tours through scenic display areas or kayak trails could be taken. A new entrance to the park at the intersection of Main St. and 100th Ave NE would feature a series of terraced stormwater collection pools that offer a memorable transition from Old Bellevue into the new Meydenbauer Bay Park.

Park Program Elements

Environment:

- Daylight and restore stream
- Create wetland delta
- Remove invasive plant species and restore with natives
- Remove riprap and create natural shoreline
- Enhance forest/park upland area
- Park to serve as a prototype for future restoration projects

Key Design Features:

- Overlook and terrace park w/ integrated stormwater collection system
- Terrace gardens (meditation, sculpture, env. art, native plant, orchard)
- Whaling Building to become environmental education center

Key Design Features (cont.):

- Youth education camp
- Education displays
- Overlook on Lake Washington Blvd. Bridge
- Viewpoint at terminus of proposed pier

Marina:

- New transient moorage
- Remove piers 2 & 3
- Existing long term moorage on pier 1

Parking:

- Permeable paved parking on terrace off of 99th St.



ENVIRONMENTAL EDUCATION CENTER



NEW TRANSIENT MOORAGE



STREAM RESTORATION / DAYLIGHTING



TERRACED GARDENS



SCALE: 1" = 300' - 0"





Shoreline Destination

As a 'Shoreline Destination', Meydenbauer Bay Park would serve to celebrate Bellevue's connection to the waterfront. Majestic views of the bay, Lake Washington, and Seattle would be framed by the integration of an iconic public pier that steps down the slope from Main St. to the water, passing through terraced gardens along the way. The shoreline would be transformed to accommodate both ecological restoration and a public promenade with terraced seating. As a centerpiece, the historic whaling building would be turned into a community center providing access to kayak and small boat rentals for youth and adults. An overlook terrace placed on the edge of Lake Washington Boulevard would reinforce its status as a true parkway and provide bay views to people driving by. A procession of boardwalks would connect the overlook to the promenade and public beach, offering intimate viewing spaces in the restored upland forest. Meydenbauer Bay Park would present Bellevue with a picturesque commemoration of its natural and cultural history.

Park Program Elements

Environment:

- Partially daylight creek in the existing Meydenbauer Bay Beach Park
- Stormwater bioswale on 99th
- Remove invasive plant species and restore with natives
- Remove riprap and create natural shoreline
- Enhance forest/park upland area

Key Design Features:

- Terraced gardens with opportunity for buildings/parking below
- Terraced viewing pier above transient moorage to replace pier 3
- Lake Washington Blvd. transformed to parkway & overlook
- Boardwalks through restored uplands
- Swim beach
- Whaling Building to become community center

Key Design Features (cont.):

- Waterfront promenade with terraced seating & storage/retail buildings
- Potential community structure under Lake Washington Blvd. overlook
- Add play ground

Marina:

- Expanded permanent moorage on pier 1
- Remove pier 2
- Pier 3 to be transformed into viewing pier with kayak and transient moorage

Parking:

- Short-term parallel parking on Lake Washington Blvd.
- Potential covered parking under Lake Washington Blvd. overlook
- Underground parking below Main St. terraces



PROMENADE & SMALL CONCESSIONS



TERRACED GARDENS

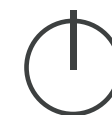
CONNECTION TO DOWNTOWN PARK



PIER, OVERLOOK, & VERTICAL CONNECTIONS



SCALE: 1" = 300' - 0"





Urban Edges

Meydenbauer Bay Park could serve as a charming transition between Bellevue and the bay by emphasizing its 'Urban Edges'. Through superior design underscored by environmental commitment, the park would feature several public viewing spaces. A landmark plaza at the end of Main St. would symbolize the entrance to the park, with a sequence of steps and water features guiding people to a grand waterfront promenade. A floating boardwalk and beach would frame a swim theatre, allowing people to enjoy shoreline activities in, out of, or above the water. Along Lake Washington Boulevard, an esplanade viewing terrace would give prospect over the park and bay below. A restored upland forest would enhance the space between the terrace and shore, providing a quiet and relaxing stroll along the pathway in between. As a world-class destination that highlights a dedication to the environment, Meydenbauer Bay Park would make a memorable contribution to the City of Bellevue.

Park Program Elements

Environment:

- Remove invasive plant species and restore with natives
- Restore elements of shoreline
- Enhance forest/park upland area

Marina:

- New transient moorage on floating boardwalk
- Existing long term moorage on pier 1 – remove cover
- Remove pier 2

Key Design Features:

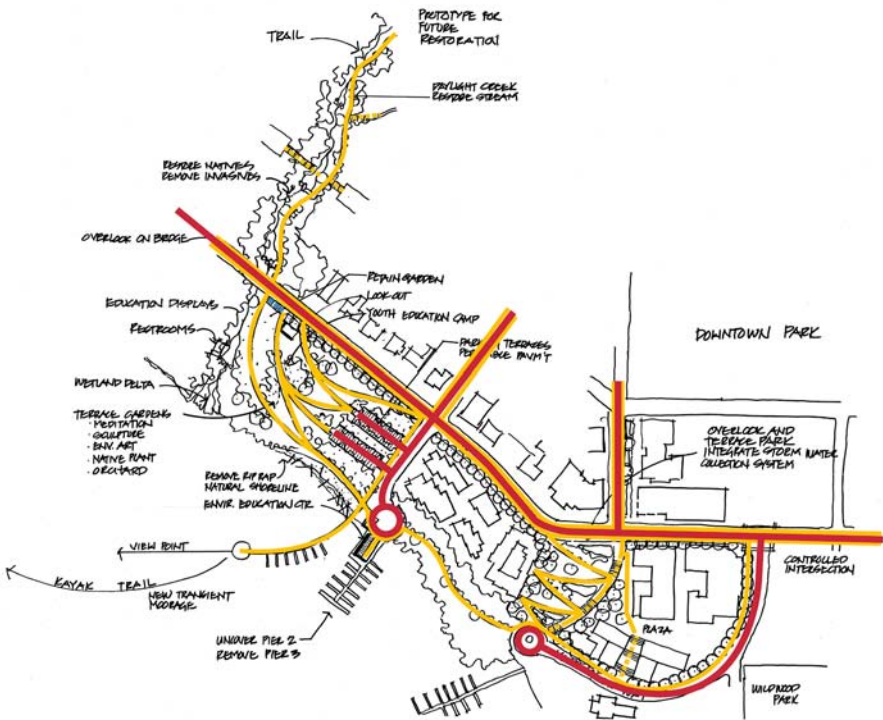
- Overlook plaza & stairway
- Esplanade viewing terrace
- Shoreline Boardwalk
- Swim theatre
- Floating boardwalk
- Shoreline promenade
- Public pier
- Community park building

Parking:

- Parking on 99th St.
- Existing parking in beach park to remain

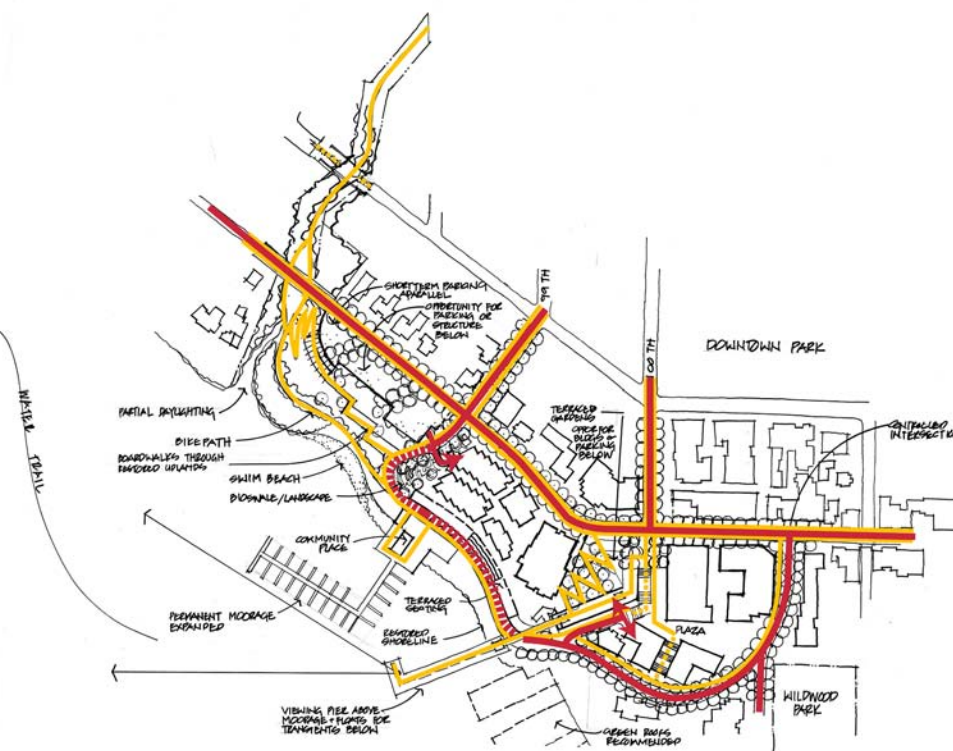
LEGEND

- PEDESTRIAN / BICYCLE CIRCULATION
- AUTOMOBILE CIRCULATION



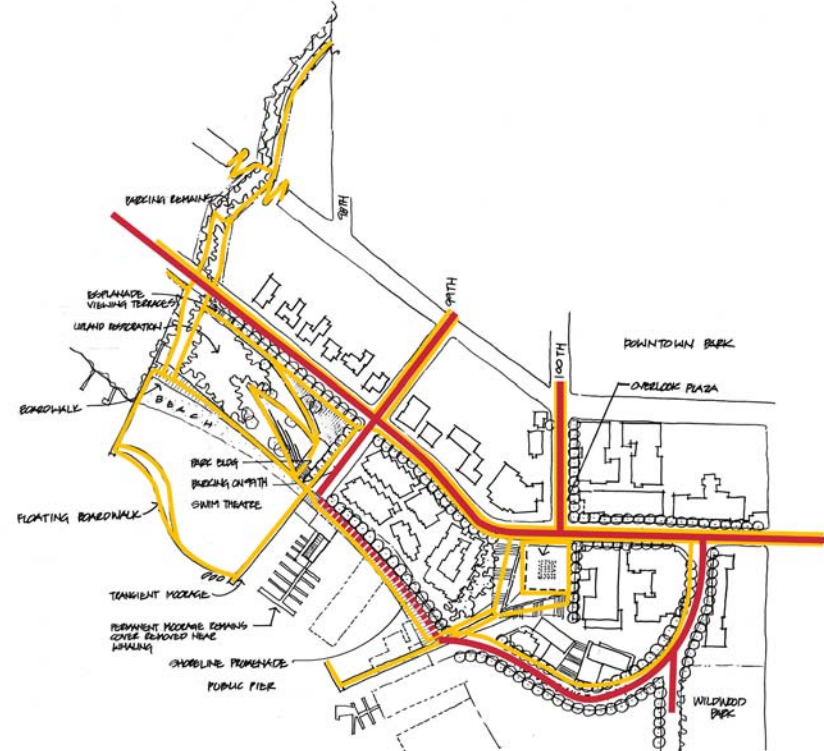
ENVIRONMENT & EDUCATION NTS

- Circulation:
- Automobile: No waterfront access (emergency vehicles only along waterfront)
 - Pedestrian/Bicycle: trail system
 - Controlled intersection at Main St. and 101st St.



SHORELINE DESTINATION NTS

- Circulation:
- Automobile: limited emergency & dropoff on promenade
 - Pedestrian/Bicycle: trail system
 - Controlled intersection at Main St. and 101st St.



URBAN EDGES NTS

- Circulation:
- Automobile: limited emergency & dropoff on promenade
 - Pedestrian/Bicycle: trail system
 - Controlled intersection at Main St. and 101st St.



MEYDENBAUER BAY PARK PUBLIC WORKSHOP

NOTE: KEEP TRANS. STORAGE FROM PUBLIC BEACH! → OUR BEACH ACCESS NOT FAVORABLE.

REMARKABLE/NEVORABLE

- ENVIRONMENTALYER UNIQUE/MADEITY + NEEDED BEACH LIKE ENVIRON + FEATY EDUCATION
- MEMORABLE ENVI/RECREATION PLACE?? SURFERS
- NAFKA IN OTHER LOCATION
- ENVIRONMENTAL PLACE NEXT TO URBAN PLACE MAKES IT REMARKABLE
- 20' STREET IS WATER ENTRY + CAN ACCOMMODATE STREET LIGHTS
- KEEP HARDSCAPE ON OLD MAIN STREET
- DESTINATION BY WATER ACCESS TO!!
- ONE PERSON LIKED URBAN SCENERY

ENVIR. STEWARDSHIP

- MANTAIN/IMPROVE QUALITY OF WATER IN BAY
- FLOATING DOCK ATTRACTS LITTER!

SPECTRUM OF ACTIVITIES

- BOB + GIRLS USES FOR YOUTH
- ACTIVITY PLACES FOR GROUPS
- NEED BEACH FOR YOUTH ON WATERFRONT
- EDUCATIONAL OPPORTUNITIES IN NATURAL SETTING
- LIMIT RETAIL + HARDWARE
- KAYAKS/BORIS VS MOTOR BOATS/NO. MOTOR
- KEEP MOORAGE/FOR BOATY EVENY ACTETS
- NOTE: YOUTH SAILING CLUB AT YATCH CLUB!
- MOVE TRANS. STORAGE FURTHER FROM YOUTH SAILING.

PHYSICAL/VEHIC. ACCESS

- NEED SOME LIMITED PARKING FOR ACCESS
- SOFT VEHIC. ACCESS FROM ACCESS BAY (WIDE CURB)
- LOWER SHOULDERS FOR SAFETY
- MANTAIN VIEWS OF WATER FROM NEIGHBORS
- SEE UNDERGROUND PARKING
- DELICATE LIGHTING NOT VISIBLE!
- KEEP DOCKS TAKE OF ROSES
- TAKE OUT MOVE TRANS. STORAGE
- SAVE SOME MONEY!

NEIGHBORHOOD ENHANCEMENT

- LIMIT PARKING - WOULD BECOME PARKING FOR DOWNTOWN
- NO MODIFIED VEHICLES
- NEED PARKING FOR BOXERS... COULD BE TEMP. LOADING FOR BOXERS
- NO HARD SURFACES BEEN FROM ACCESS BAY
- DIFFICULT FOR BOXERS. NOT SAFE NOT VISIBLE!
- LOCATE PARKING AT DOWNTOWN PARK

SUPERIOR DESIGN

- "LESS IS MORE" MINIMALISM!!
- INSPIRATIONAL OPPORTUNITY FOR YOUTH... LET CHILDREN USE IMAGINATION!!
- IMPROVE CONNECTION FROM WATERFRONT TO DOWNTOWN PARK... WIDER OPENING CONNECTIONS!
- NO BUILDINGS THAT WOULD BE NOISE
- SOFT GREEN PARK COULD ALSO BE A BUFFER TO SOUND!!

NOTE: www.bellviewwa.gov/meidenbauer-project-intro

COMMENTS:

- DROP OFF AT CITY HALL
- E MAIL TO CITY
- DROP OFF COMMENTS TO FACILITATOR

CITY OF BELLEVUE - WASHINGTON · JULY 30, 2008 · PAGE 1

PUBLIC WORKSHOP

MEYDENBAUER BAY PARK AND LANDUSE PLAN

VISION STATEMENT

- SUPPORTS "URBAN STREAM"
- DONT DISRUPT NAT. SYS - MAY CONSTRAIN
- PREFERS CLARITY OF PROGRAM
- WELL WRITTEN
- GOING FORWARD - EVOLVE PROGRAM

COMMENTS ON LUSE

- TRAFFIC ISSUES MUST BE RESOLVED!! (SHOW US NOW)
- ? TIME TO REVISIT ??
- ? CONSIDER 1-WAY - MEY LOOP
- NEED "SCIENCE" ON TRAFFIC

ACTIONS

- COST/BENEFITS OF RESTORATION
- REFINE RESTORATION / BUILD CASE?
- REFINE ENVIR STEWARDSHIP - ALL CAN BE
- EVAL CARBON IMPACTS - DEVEL IMAGE - BUILD - GOAL - NET ZERO
- EVAL INFILTRATION - POE DEVEL - NOW - FUTURE
- EVAL ENV. PERFORMANCE
- CLARIFY MOORAGE

PUBLIC COMMENTS

WHY 100TH CLOSED IN ALL ALTS?

IMPRESSED - PROCESS

ELEPHANT IN ROOM - TRANSPORTATION

IS THERE CONSENSUS - REMOVE FROM WEB-SITE

DO TRAFFIC STUDY - ADDRESS EMER VEHICLE ACCESS

PARK IS NEIGHBORHOOD

MITIGATION - TAKE MANY FORMS - NEGOTIATE THIS

WORK AS TEAM

EXPLORE OTHER PARKING CHANGE M. PLAN TO PREC

STEERING COMMITTEE #12

LIKE

- VIEW FROM 100TH + MAIN
- WATER BOTH ENDS
- DAYLIGHTING + NAT. WEND
- NEED BEACH = OR MORE
- SEPARATE BOATS + PEOPLE
- CELEBRATE HISTORY
- KEEP VIEWS
- TWO STREAMS - POWERFUL
- OPEN STREAM
- OVER WATER PLATFORM
- OVERLOOK - FROM CAR
- PROMENADE
- W. PARKING + DAYLIGHT

CAUTIONS

- NEED RESTROOMS
- RESTORATION SHOULDN'T DOMINATE
- PRIVATE MOORAGE - NOT BARRIERS TO PUBLIC ACCESS
- NEED BEACH
- PROMENADE NOT NEEDED
- DEVEL CAN BE ENV. RESPONSIBLE
- ARE WE TALKING ABOUT NATURAL CHARACTER?
- DON'T LIMIT DESIGN - SHOULD BE REALISTIC
- EMER ACCESS
- CONFLICTING STATEMENTS PARKING
- BALANCE PROGRAM + PARKING
- DEVEL IS FUTURE - 20 YRS +
- ROLE OF TRANSIT - NOTED COMING 2013
- LIMIT SURFACE PARKING

CAPTURE VISTA 100TH + MAIN!

WHAT WILL PREVENT PRIVATE POOL TREATY? KEEP MOORAGE - IT IS A HOU!

TWO MIGHT PATH

MIGHT NEED SPACE FOR BOXERS

STEERING COMMITTEE MEETING #12