

CITY COUNCIL AGENDA MEMORANDUM

SUBJECT

Resolution No. 8182, adopting the Meydenbauer Bay Park and Land Use Plan.

FISCAL IMPACT

The Meydenbauer Bay Park and Land Use Plan carries no direct fiscal impact. The plan's recommendations guide staff, the Parks & Community Services Board, and City Council when developing Capital Investment Plan proposals.

STAFF CONTACTS

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Planning & Community Development Department

POLICY ISSUES

The Council-appointed Steering Committee and Parks & Community Services Board have studied, deliberated, and recommended Council adoption of the Meydenbauer Bay Park and Land Use Plan. Council adoption by Resolution would reflect policy intent to pursue future implementation of the plan.

BACKGROUND

The Meydenbauer Bay Park and Land Use Plan embodies a City vision that has been reaffirmed in adopted plans for over twenty years. Due to its transformative potential and its goal of creating an extraordinary community-wide public asset, Council appointed a Citizen Steering Committee in March 2007 to help accomplish this vision. After a series of meetings, public workshops/open houses, public hearings, and lively debate over 2½ years, the Committee, on November 19, 2009, voted 9-0 to recommend approval of the draft Meydenbauer Bay Park and Land Use Master Plan. On February 1, 2010 this recommendation was presented to Council, who then transmitted it to the Park Board for further review and recommendation.

On February 9, the Steering Committee's recommended Meydenbauer Bay Park and Land Use Master Plan was presented to the Park Board. The presentation included the project vision, planning principles, proposed plan, and Steering Committee role, recommendations, and - decision-making rationale. The Meydenbauer Bay Park and Land Use Plan Draft and Final Environmental Impact Statements (EIS) were provided as companion documents to help inform the Park Board's review (*available in Council Office for review*). The Park Board conducted a Public Hearing at their March 9 meeting to take comments from the public about the proposed plan. On April 13, after careful deliberation, the Park Board voted 6-1 to recommend approval of the Meydenbauer Bay Park and Land Use Plan.

At the June 7 Study Session, Council reviewed the plan and a possible phasing approach (Attachment D – Phasing Considerations) and provided questions to staff, seeking additional

information to support Council deliberations and eventual Master Plan adoption and provided questions to staff, seeking additional information to support Council deliberations and eventual Master Plan adoption (*available in Council Office for review*).

PRINCIPLES OF MASTER PLAN IMPLEMENTATION

Since the June 7 Study Session, staff received input from various Councilmembers and neighborhood representatives on measures to address a variety of concerns. Based on that input, staff produced a set of principles to help ensure that Master Plan implementation will occur in a manner that is sensitive to neighborhood concerns (Attachment C – Implementation Principles).

EFFECTIVE DATE

If approved, this Resolution becomes effective immediately upon Council adoption.

OPTIONS

1. Adopt Resolution No. 8182, adopting the Meydenbauer Bay Park and Land Use Plan as recommended by the Steering Committee and Parks & Community Services Board, and incorporating the Implementation Principles.
2. Do not adopt Resolution No. 8182, and direct staff to modify or revise portions of the Plan and return for approval at a later date.
3. Do not adopt Resolution No. 8182, and provide alternate direction to the staff.

RECOMMENDATION

Adopt Resolution No. 8182, adopting the Meydenbauer Bay Park and Land Use Plan as recommended by the Steering Committee and Parks & Community Services Board, and incorporating the Implementation Principles.

MOTION

Move to adopt Resolution No. 8182 adopting the Meydenbauer Bay Park and Land Use Plan as recommended by the Steering Committee and Parks & Community Services Board, and incorporating the Implementation Principles.

ATTACHMENTS

- A. Vicinity Map
- B. Master Plan Map
- C. Implementation Principles
- D. Phasing Considerations
- E. Proposed Resolution No. 8182

AVAILABLE IN COUNCIL OFFICE

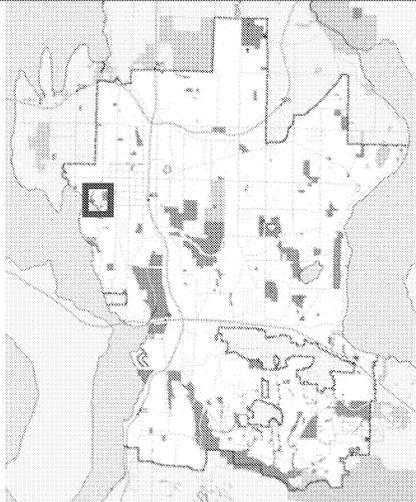
- A. Meydenbauer Bay Park and Land Use Plan Draft
- B. Meydenbauer Bay Park and Land Use Plan - Council Questions and Areas of Interest
- C. Meydenbauer Bay Park and Land Use Plan - Draft Environmental Impact Statement
- D. Meydenbauer Bay Park and Land Use Plan - Final Environmental Impact Statement

ATTACHMENT A

Vicinity Map



Location Map



Meydenbauer Bay and Vicinity

ATTACHMENT B

***Recommended (2010)
Master Plan***



Meydenbauer Bay
PARK AND LAND USE PLAN

ATTACHMENT C

Meydenbauer Bay Park and Land Use Plan Implementation Principles

Preamble: In keeping with Bellevue's heritage of visionary actions, the plan is bold and audacious. Indeed, the Council's first planning principle is to create a "Remarkable and Memorable Shoreline Experience". Given that charge, the complexity of the issues, and the diverse and sometimes competing interests, the Steering Committee did an extraordinary job delivering a plan that meets the expectations set by the Community Vision yet reflects a sincere effort to balance competing interests and address neighborhood concerns. Both the Steering Committee and Park Board acknowledged that there are points of contention that are not resolved to everyone's satisfaction. The Steering Committee and Park Board understood that, at this early planning stage, it's not realistic or maybe even advisable to specify precise solutions for every concern. The park will be developed in multiple phases over many years, possibly decades, and therefore needs to be flexible. Subsequent to the Steering Committee and Park Board Recommendation, the following Implementation Principles were developed to guide the implementation of the Meydenbauer Bay Park and Land Use Plan over many years and multiple phases.

Principle No. 1: Recognize that 100th Avenue will have a pedestrian orientation, and will serve as a gateway to the new park. 100th Avenue SE shall remain open to traffic unless all of the following conditions are met:

- a. The City completes enhancements to the NE 2nd Street corridor or other alternative project(s) that produce similar transportation benefits.
- b. A determination has been made that fire and life safety for the area will not be compromised.
- c. Full access to Ten Thousand Meydenbauer Condominium is maintained, including vehicle access to the "front lobby door" and emergency access.
- d. Coordinated redevelopment of the three upland parcels from Ten Thousand Meydenbauer Condominium allows for multiple means of vehicle access to those parcels.
- e. A traffic study of the Southwest sector of downtown is completed to evaluate the impact of closing 100th Avenue SE under 2030 traffic conditions, to inform a decision on the extent to which traffic movements on 100th Avenue can be limited.
- f. The Council takes action to close 100th Avenue SE to vehicle traffic.
- g. 100th Avenue SE shall be developed in such a way as to highlight the historical nature of the road for park visitors.

Principle No. 2: The park shall be developed in phases, as approved by Council and as funding is available.

Principle No. 3: An activity building is part of the park plan but a number of concerns with the proposed size and potential uses need further consideration. Consideration should be given to designing and sizing the building, and determining the amount of parking for the building and appropriate rules such that the impacts of the building will not unreasonably interfere with other park uses or neighborhood quality of life, especially regarding noise. Public uses of the Whaling Building should also be considered.

Principle No. 4: Staff and consultants should evaluate during the project-level design phase additional options for developing an approach to the overlook that reflects the sensitive transition from Main Street to a more "green park" that is respectful to both view corridors and privacy of the surrounding properties.

Principle No. 5: During the project-level design phase, staff and consultants should evaluate additional options for the design of the marina, curved pier, and associated parking that retain more leased moorage slips than currently envisioned in the plan while still providing for public access to the water, shoreline restoration, at least 14 transient moorage slips, boating safety, and protection of youth sailing, while ensuring financial viability.

Principle No. 6: The City will re-engage with the neighborhood and greater community at each phase of any proposed build-out.

ATTACHMENT D

**Meydenbauer Bay Park and Land Use Plan
Phasing Considerations**

The proposed Plan assumes that park development will occur in phases, over a potentially long period of time and therefore provides estimated cost information organized by both park element and geographic area. Phased development is typical of City large scale community park developments projects. Familiar examples include Downtown and Crossroads Community Parks that began with adopted Master Plans in the 1980s, and have undergone multiple design development phases. Chapter 9 of the proposed Plan identifies plan level costs, potential phasing, and implementation strategies, consistent with Planning Principle #12 adopted by Council for this project (“Commitment to Implement”). The sequence of park phasing will ultimately be determined by Council, and will likely evolve over time, informed by funding availability, partnership opportunities, and other considerations and therefore must remain flexible.

The following chart illustrates one possible development sequence; within a phase there could be even smaller incremental improvements. The phases are aligned west to east and assume that phases 1 through 3 represent less complexity and cost than phases 4, 5, and 6. The timing of phases 1, 2, and 3 is driven primarily by the availability of more routine city CIP funding sources together with various State grants. The primary driver for Zone 4 (Marina) is the 2018 bond repayment date. That payoff schedule and the complexity of the design and permitting would suggest that no significant changes to the marina would take place for at least 8 years and probably longer. Zone 5 (Gateway) is heavily influenced by future redevelopment of the adjacent properties so the primary driver for that phase would be the viability of a public/private partnership for a coordinated redevelopment project.

Area	Phase	Tasks	Comments/Considerations	Estimated Cost*	Implementation Timing
Ravine Zone	1A	➤ Remove invasive vegetation, replant with natives	○ Relatively easy, timing dependent on funding availability	\$656,000	Short-Term
	1B	➤ Daylight lower portion of stream ➤ Create delta at outfall ➤ Build trails, & footbridge ➤ Remove swim beach	○ Timing dependent on funding availability ○ Could be done in combination with Phase 2A	\$1,351,000	Intermediate Term

Area	Phase	Tasks	Comments/Considerations	Estimated Cost*	Implementation Timing
Central Waterfront Zone	2A	➤ Remove buildings and related piers	<ul style="list-style-type: none"> ○ Timing dependent on funding availability 	\$2,416,000	Intermediate Term
		➤ Construct new swim beach & restrooms			
		➤ Landscaping & trails			
		➤ Construct canoe/kayak hand launch			
Hillside Zone	2B	➤ Construct Curved Pier	<ul style="list-style-type: none"> ○ Timing dependent on funding 	\$961,000	Intermediate Term
	3A	➤ Remove Buildings	<ul style="list-style-type: none"> ○ Temporary improvement pending funding availability for Phase 3B 	\$2,122,000	Intermediate Term
		➤ Construct interim Surface Parking & Landscaping			
3B	<ul style="list-style-type: none"> ➤ Construct Activity Building ➤ Underground Parking ➤ Trails and Landscaping ➤ Vehicle pull-out along Lake Wash Blvd ➤ Realign 99th Ave 	<ul style="list-style-type: none"> ○ Timing dependent on funding availability ○ Activity Building size, occupancy, and programming TBD at project design. 	\$6,721,000	Intermediate Term	
Marina Zone	4	<ul style="list-style-type: none"> ➤ Marina Redevelopment ➤ Construct promenade ➤ Restore shoreline 	<ul style="list-style-type: none"> ○ No reconfiguration prior to bond repayment until 2018 (or later) ○ Will consider using future revenues to help fund redevelopment ○ Final marina configuration TBD at project level based, in part, on a financial plan to preserve and/or enhance the financial viability of the marina to support the development and operation of the park. ○ Marina redevelopment will strive to retain as much leased moorage space as possible while still achieving other plan objectives and priorities. ○ Moorage transition plan, approved by Council, in place prior to construction 	\$7,034,000	Long Term (Bond Repayment – 2018)

Area	Phase	Tasks	Comments/Considerations	Estimated Cost*	Implementation Timing
Gateway Zone	5	<ul style="list-style-type: none"> ➤ Construct Main Entry Plaza ➤ South of Main redevelopment ➤ Pedestrian Gateway improvements ➤ Water features ➤ Underground Parking 	<ul style="list-style-type: none"> ○ Timing dependent on funding availability, readiness of private owners to participate ○ Final design TBD at project level, following public outreach; evaluate design alternatives, including alternatives for 100th Ave SE and elevated walkway, that achieve plan objectives ○ Facilitate coordinated redevelopment of the adjacent properties with the park gateway. 	\$11,412,000	Long Term
Street Frontage Improvement	6	<ul style="list-style-type: none"> ➤ Lake Washington Blvd, Upper Block Street Frontages ➤ 101st Ave / Meyd. Wy SE ➤ 99th Ave 	<ul style="list-style-type: none"> ○ Timing dependent on funding availability ○ Could be done in sub-phases, tied to redevelopment of adjacent parcels 	\$8,745,276	Over the course of the project; can be done incrementally with other phases

*Source: Meydenbauer Bay Park and Land Use Plan - Draft December 2009

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 8182

A RESOLUTION adopting the Meydenbauer Bay Park and Land Use Plan as recommended by the Steering Committee and Parks & Community Services Board, and incorporating Implementation Principles.

WHEREAS, the City has established a goal of increasing public access to Lake Washington and Lake Sammamish waterfronts; and

WHEREAS, the Meydenbauer Bay Park and Land Use Plan contributes to achieving that goal and embodies a City vision that has been reaffirmed in adopted plans for over twenty years; and

WHEREAS, due to this vision's transformative potential and its goal of creating an extraordinary community-wide public asset, Council appointed a Citizen Steering Committee in March 2007 to help accomplish the vision; and

WHEREAS, on November 19, 2009, after an extensive public outreach process over a two-and-one-half year period, the Citizen Steering Committee unanimously voted to recommend approval of the draft Meydenbauer Bay Park and Land Use Master Plan; and

WHEREAS, on February 9, 2010, the Steering Committee's recommended Meydenbauer Bay Park and Land Use Master Plan was presented to the Parks and Community Services Board (Park Board); and

WHEREAS, on April 13, 2010, following a public hearing and receipt of public comments, the Parks and Community Services Board voted 6-1 to recommend approval of the Meydenbauer Bay Park and Land Use Plan; and

WHEREAS, the City Council reviewed the Meydenbauer Bay Park and Land Use Master Plan at the June 7, 2010 study session; and

WHEREAS, as a result of Council discussion staff developed a set of Implementation Principles to help guide the implementation of certain design and operational details that are appropriately addressed at future design and permitting phases; now, therefore

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The Meydenbauer Bay Park and Land Use Plan, as recommended by the Steering Committee and Parks & Community Services Board, and incorporating the Implementation Principles, is hereby adopted; a copy of said

2424-RES
12/9/2010

Meydenbauer Bay Park and Land Use Plan and Implementation Principles has been given Clerk's Receiving No. _____.

Passed by the City Council this _____ day of _____, 2010,
and signed in authentication of its passage this _____ day of _____,
2010.

(SEAL)

Don Davidson, DDS
Mayor

Attest:

Myrna L. Basich, City Clerk