



MANAGEMENT BRIEF

DATE: June 15, 2009

TO: Mayor Degginger
Members of the City Council

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SUBJECT: Release of the Meydenbauer Bay Park and Land Use Plan Draft EIS

The Meydenbauer Bay Park and Land Use Plan project recently reached an important milestone. On June 4 the Draft Environmental Impact Statement was released for public review and comment. An extended (45 days) comment period is being provided, ending July 20. The SEPA Environmental Coordinator will hold a public hearing on the DEIS on June 23 at 6:00 pm. Copies of the DEIS have been placed in the Council office.

Role of the EIS

This EIS is a programmatic, or “non-project” EIS, and therefore does not address specific construction actions. It is intended to provide environmental analysis at a broad level. Future individual development or construction actions that implement the Plan may be required to undergo project-level environmental review. Because of the programmatic nature of the EIS, impacts on most elements of the environment are evaluated qualitatively. However, transportation effects are evaluated quantitatively using computer modeling to assess potential future impacts.

The Draft EIS evaluates the environmental impacts of various alternative plans and identifies potential mitigation for those impacts. It does not select one alternative over another, although the Final EIS, once issued, is expected to reflect a Preferred Alternative. The Preferred Alternative could combine various elements of the different alternatives. The EIS is among the materials and considerations that Council can use to reach a decision on this project.

Alternatives Reviewed

This Draft EIS examines three alternatives, including a No Action alternative and two Action alternatives. The No Action alternative provides a future baseline against which the impacts of the Action alternatives are measured. Not to be confused with Existing

Conditions (conditions as they now exist on the ground), the No Action alternative assumes redevelopment of privately-owned underdeveloped properties in conformance with existing land use regulations. It also assumes changes to the city-owned properties, but only to the extent necessary to comply with requirements of funding sources used in the purchase of those properties. These changes include the removal of city-owned residences and accessory structures from the waterfront parcels, limiting impervious surfaces, providing at least 14 transient boat moorage slips, and improving public access to the shoreline. The No Action alternative would leave both Bayvue Village Apartments and the existing Meydenbauer Beach Park unchanged.

Action Alternatives – Common Features

The two Action alternatives share some common features. They both reflect environmental sensitivity to the natural environment, provide a variety of opportunities and experiences for the community at large, transition in intensity from west to east, and create a pedestrian-friendly environment. They both retain the whaling building. They both provide transient (day use) moorage. They both offer zoning incentives in neighboring upland areas to encourage redevelopment that reinforces and interacts with the waterfront park. Also, while both Action alternatives show the closure of 100th Ave SE/SE Bellevue Place to vehicle traffic, each includes a “road open variant” wherein the road would be kept open for vehicle use.

Action Alternatives – Similar Elements Treated Differently

The Action alternatives share some additional common features, but treat them in different ways. For example, each proposes a community building, but of different sizes. Each contains a swimming beach, relocated southeast of the existing beach. Each proposes modifications to the marina, but in different configurations. Each proposes a public pier out over the water, but at different locations and in different configurations.

Action Alternatives – Unique Features

Some potential park elements can only be found in one alternative or the other, but not both. Alternative 1 has an environmental education center, but Alternative 2 does not. Alternative 2 has a café and seasonal vendor kiosks, features not found in Alternative 1. Alternative 1 provides on-street parking on 99th Avenue NE; Alternative 2 does not. Alternative 2 includes an elevated viewing structure with an elevator to provide ADA access to the shoreline; Alternative 1 uses a path with switchbacks to provide this access.

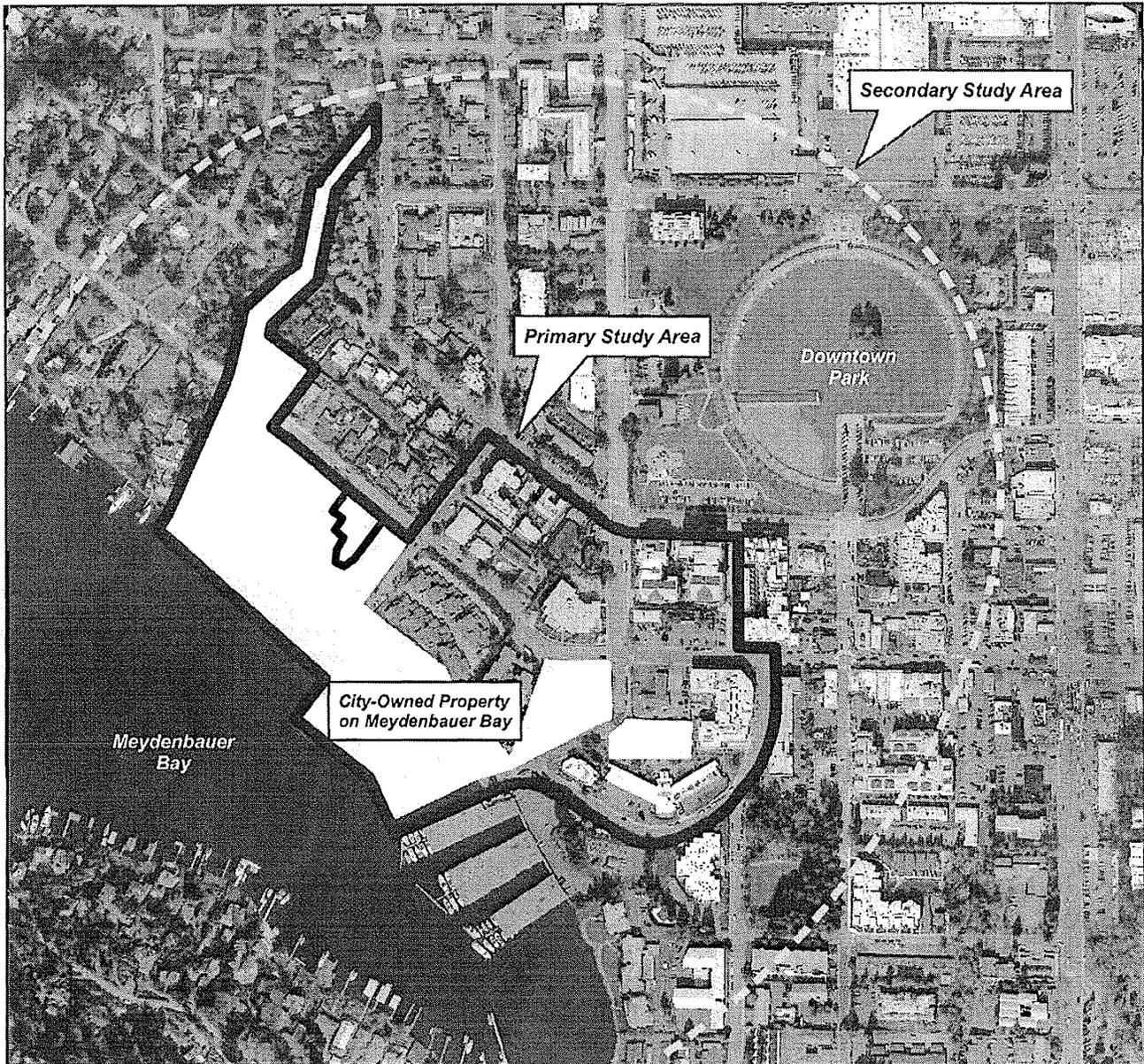
Next Steps

The June 4 issuance of the Draft EIS began a comment period that will conclude July 20, and which will include a public hearing on June 23. The project steering committee will meet during June and July, to arrive at a preferred alternative prior to Council’s August break. Committee meetings are scheduled for June 18, June 30, July 28, and July 30. Identification of a preferred alternative by the steering committee will lead to the production of a Final EIS over the summer and into the fall. Issuance of the Final EIS and a draft park master plan is anticipated in November 2009.

Attachments:

1. Study Area Map
2. No Action Alternative
3. Alternative 1
4. Alternative 2

Meydenbauer Waterfront Primary and Secondary Study Areas



Source: City of Bellevue 2007

NOTE: This figure includes properties the City acquired after the primary study area was designated.

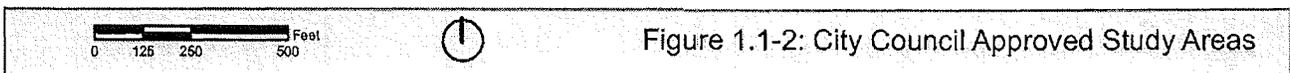
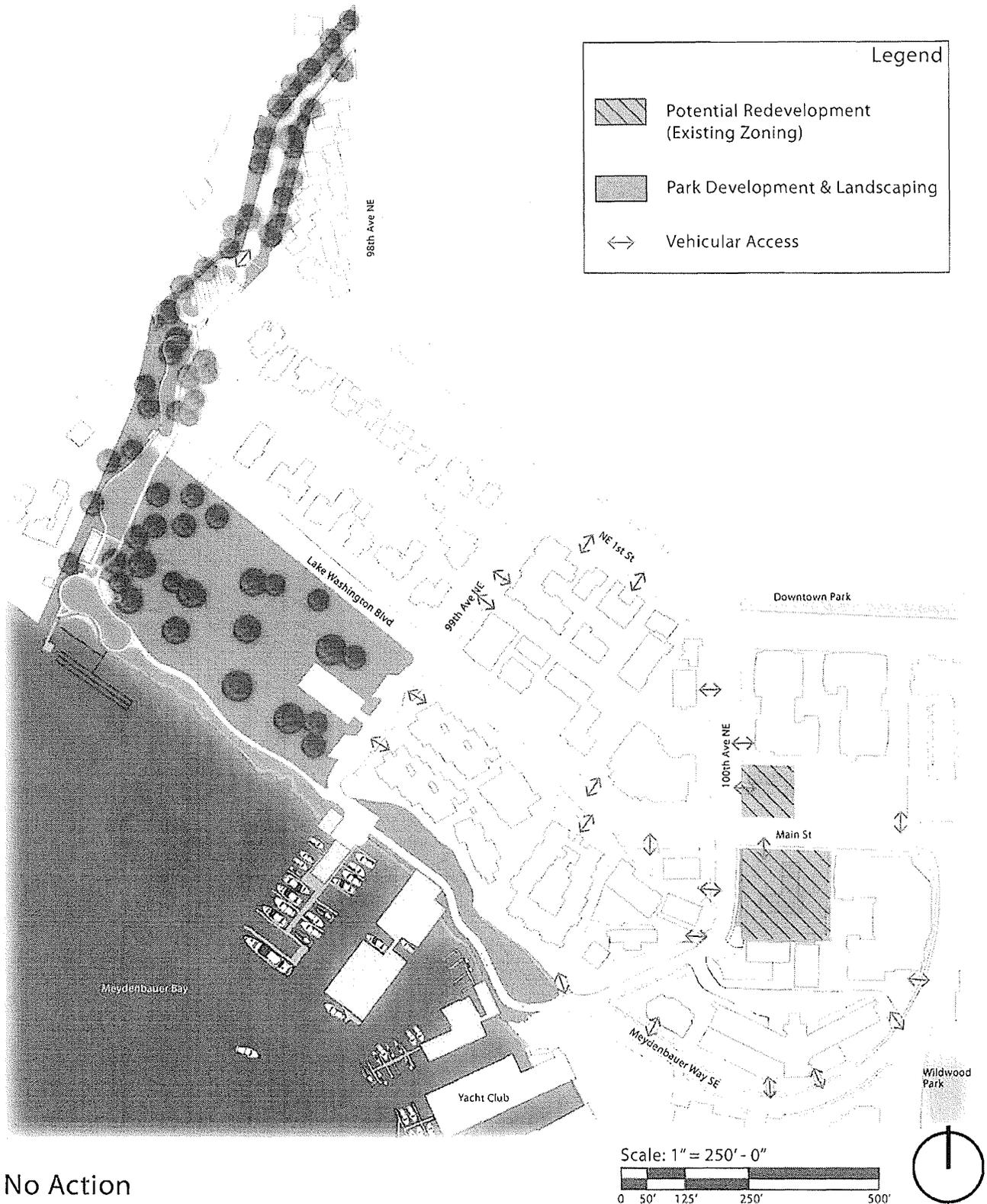


Figure 1.1-2: City Council Approved Study Areas

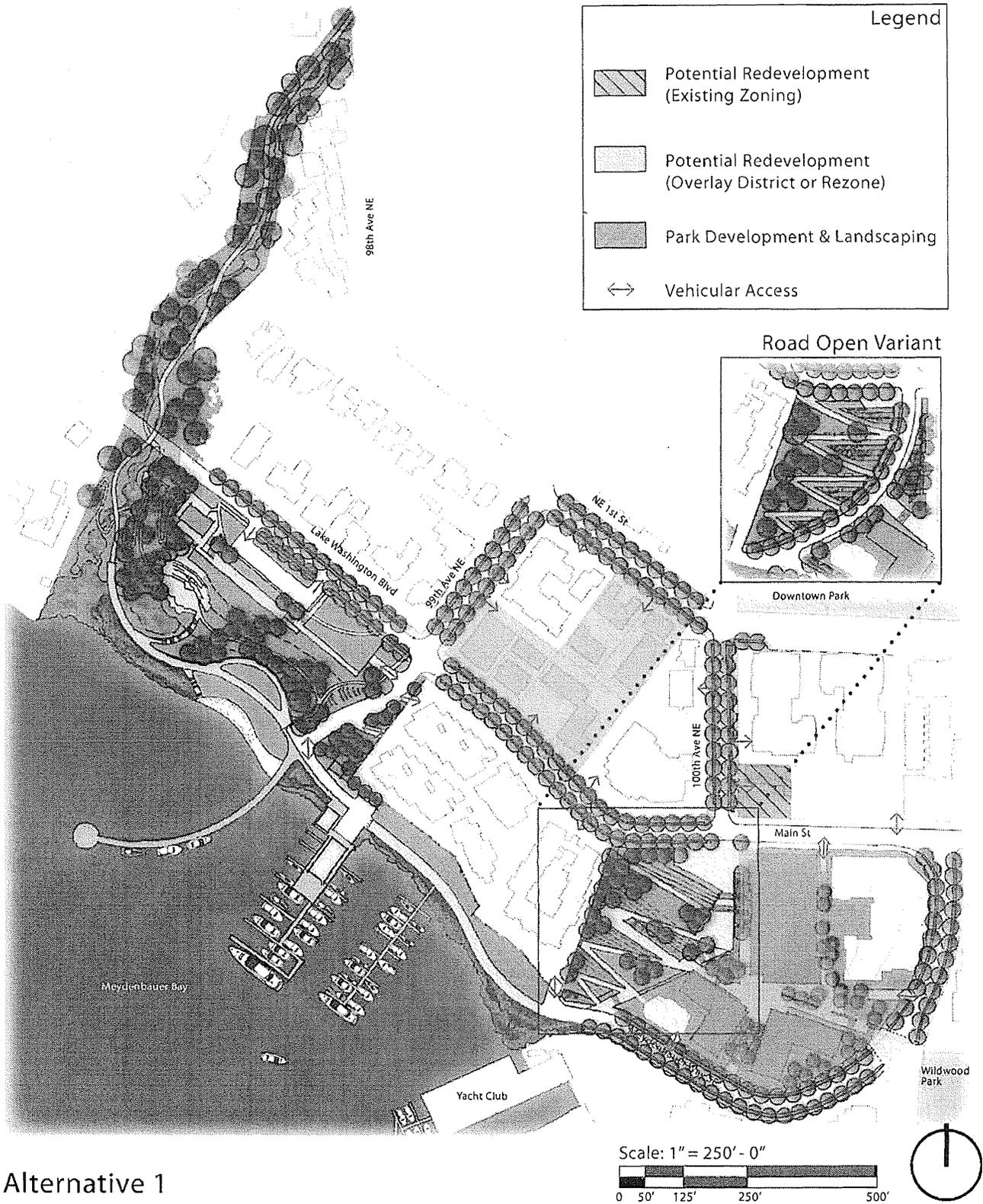
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No Action

Figure 1.3-1 Site Plan for No-Action Alternative

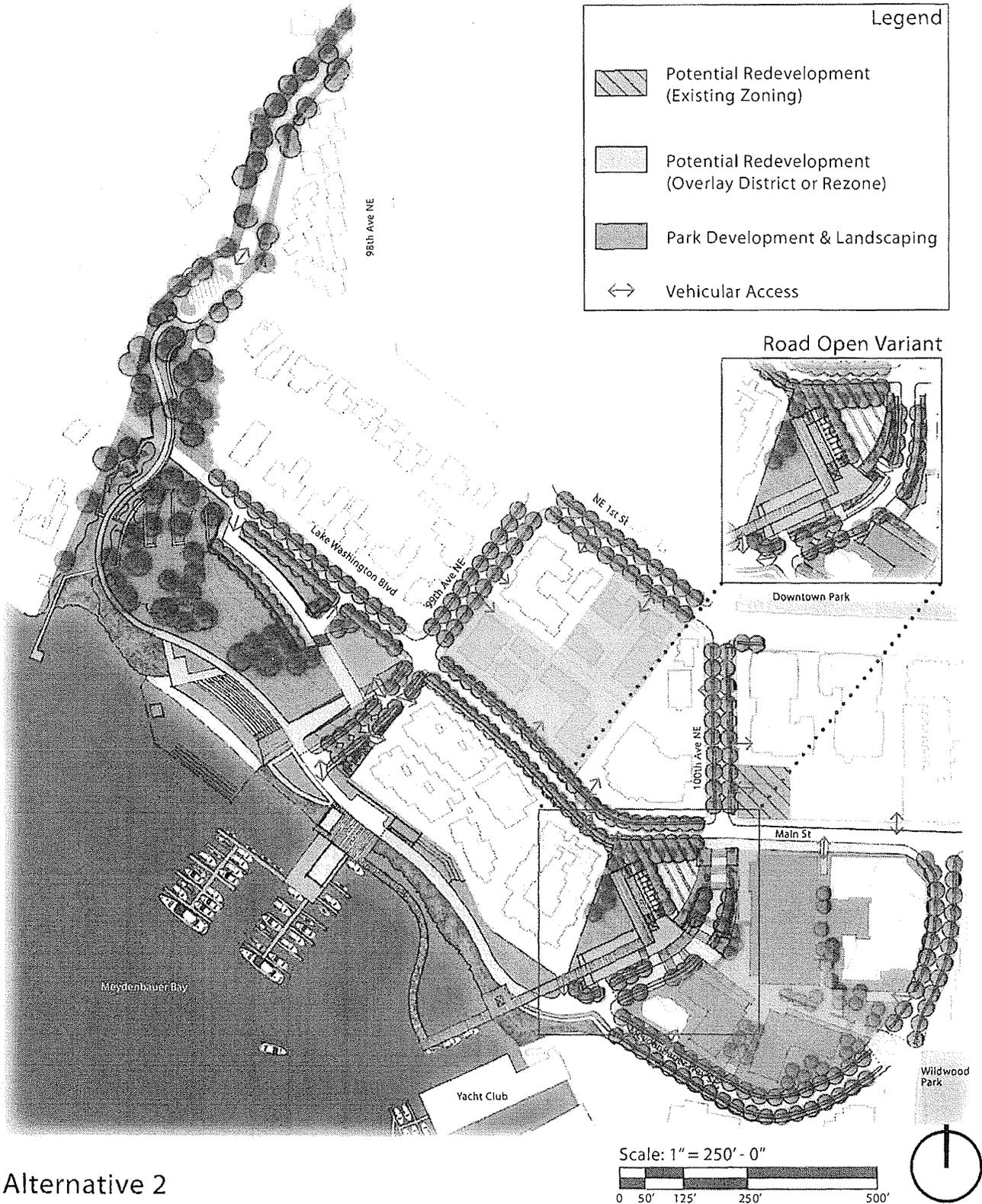
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Alternative 1

Figure 1.3-2: Site Plan for Alternative 1

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Alternative 2

Figure 1.3-3: Site Plan for Alternative 2

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