

Appendix E: Site Analysis



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A number of sites were reviewed as potential locations for a new Bellevue Aquatics Center. From this review, a list was analyzed of several City-owned sites, as well as, other privately-owned sites that were sized adequately to carry the various options.

From this review of existing City land inventory and potential development sites, the team developed a list of (5) physical sites that could potentially "house" the various new BAC facility options, and identified (2) additional areas for evaluation purposes only.

It is critical to note that the following list of sites does not in any way reflect the actual site or sites for the new BAC. Rather, they are only for illustrative purposes and are to be used as examples for size, location, amenity, and similar characteristics and should not be viewed as a final list of sites or options. This study will *not be making any recommendations on the actual site selection*, nor should it be viewed as such. Actual site selection will be part of the next phase of the new Bellevue Aquatics Center work. At that time, City staff, design consultants, project stakeholders, and the Bellevue community will work together to select a site for the program.

The five study sites are:

- Hidden Valley Park – a City-owned park
- Eastgate Area Property – City-owned future park parcel(s)
- Marymoor Park – a City-owned portion of the larger King County park
- SE Eastgate Way Parcel – a King County-owned former Park-n-Ride site
- Highland Park – City-owned park

The additional (2) locations that were also included in the Site Evaluation Criteria Matrix include:

- Bellevue Community College Campus
- Bel-Red Corridor Study Area

At this time, there is no commitment by Bellevue Community College for potential location of the new BAC within their campus, and the Bel-Red Corridor is a current City project to develop a long-range land use and transportation vision for this area of Bellevue. These two locations have been included for comparison of various site characteristics only, not as actual site location(s). Further negotiations will need to take place, if and when, a site would be selected for either of these areas.

The Site Evaluation Criteria Matrix compares these sites against a variety of site characteristics. The weighing of these criteria for each site was by City staff and ARC Architects.

The Site Capacity Matrix judges the ability of each site to accommodate each of the facility options. The weighing of these criteria was by ARC Architects.

The following are general descriptions and potential impacts of a new aquatic center program on the study sites. These sites provide "typical" scenarios for discussion and comparison that could be applied to various sites throughout Bellevue.

Study Sites

Hidden Valley Park

Hidden Valley Park is an existing City of Bellevue property which contains: (3) ballfields, play area, picnic area, basketball and tennis courts, restrooms, and other site amenities.

All program options will potentially impact the Park with:

- Removal/Relocation (off-site) of one or more ballfields(s)
- Removal/Alteration of existing parking area, and potential multi-story parking structure may be required to accommodate parking needs
- Removal of existing trees and vegetation
- Removal of existing fieldhouse
- Increased traffic impacts to 112th or NE 24th – to current, adjacent business and residential areas
- Removal/relocation (on-site) of existing play area
- Removal/relocation (on-site) of existing picnic area
- Grading would be limited, as the Park has minimal slopes/topographical changes.

Eastgate Area Properties

The City-owned Eastgate area properties are made up of three parcels totaling 27.5 acres. The site is strategically located largely within the I-90 Business Park, near the Lake to Lake Trail and major transportation corridors. The smallest of the three parcels (2.47 acres) is a storm water management pond operated by the City's Utilities Department. The site contains a larger open meadow/field area, a heavily wooded parcel, and the previously noted storm water management pond. There are no formal uses established at this property, and the City's master planning process is being currently conducted (Mid 2008 – Early 2009).

All program options will potentially impact the property with:

- Significant grading impact due to existing slopes and topographical changes
- Potential significant removal of existing trees and/or vegetation
- Potential removal of existing large open field area use
- Potential multi-story parking structure may be required to accommodate parking needs
- Various levels of methane system impacts may be required.
- Increased traffic impacts to adjacent business and residential areas

Marymoor Park

More than 3 million people visit the 640-acre Marymoor Park each year for recreational activities, rare amenities, and culturally enriching events. The City owns and manages a parcel (approximately 19.9 acres) in Marymoor Park which contains three (3) ballfields, concession building, open field area, and other site amenities including parking areas.

All program options will potentially impact the Park with:

- Removal/Relocation (off-site) of one or more ballfields(s)
- Removal/Alteration of existing parking area, and a potential multi-story parking structure may be required to accommodate parking needs
- Increased traffic impacts to the Park infrastructure
- Grading would be limited, as the Park has minimal slopes/topographical changes

SE Eastgate Way Site

The SE Eastgate Way site is a former Park-n-Ride site that is located along I-90 in the south Bellevue area. The 14.57 acre parcel is vacant of all structures, but is used as a temporary overflow parking area for the newly constructed Park-n-Ride. The site was the temporary Park-n-Ride site during construction of the new facility.

All program options will potentially impact the site with:

- Potential multi-story parking structure which may be required to accommodate parking needs
- Removal of existing trees and vegetation
- Increased traffic impacts to on SE Eastgate Way - adjacent business area
- Removal/relocation (on-site) of existing play area
- Removal/relocation (on-site) of existing picnic area
- Significant grading impact due to existing slopes and topographical changes

Highland Park

Highland Park is an existing City of Bellevue property which contains: (2) ballfields, play area, picnic area, tennis courts, community center, skate park, and other site amenities.

All program options will potentially impact the Park with:

- Removal/Relocation (off-site) of both ballfields(s)
- Removal/Relocation (off-site) of existing tennis court(s)
- Removal/Alteration of existing parking area, and a potential multi-story parking structure may be required to accommodate parking needs
- Minor removal of existing trees and vegetation
- Increased traffic impacts to current, adjacent business areas
- Removal/relocation (on-site) of existing play area
- Removal/relocation (on-site) of existing picnic area
- Grading would be limited, as the Park has minimal slopes/topographical changes
- Significant mitigation for any impacts associated with the Valley Creek basin.

Site Evaluation

The table below identifies site criteria for each of the seven sites identified for the study. The ranking was determined by city staff and the consulting team. After considering factors identified below, the city staff and consulting team views the Eastgate Areas Property, Marymoor Park and Highland Park as the most promising options. Hidden Valley Park and the SE Eastgate Way property were less promising, while the Bellevue Community College and Bel-Red Corridor were less certain because some of the evaluation factors remain unknown.

	Hidden Valley Park	Eastgate Area Properties	Marymoor Park	SE Eastgate Way	Highland Park	Bel-Red Corridor	Bellevue Community College
Location to Population	1	2	3	2	3	3	3
Relationships to Other Facilities	2	2	2	2	3	3	2
Convenience	1	3	1	1	2	3	3
Site Cost and Ownership	3	3	3	1	3	1	1
Size / Capacity for Expansion	1	3	1	1	1	*	*
Zoning / Land Use	3	3	3	2	3	*	3
Constructability	2	1	3	3	2	3	2
Utilities Availability	3	3	1	2	3	1	1
Partnership Potential	2	3	3	1	2	1	3
TOTAL	18	23	20	15	22	15*	18*

CRITERIA RANKING

poor 1
 fair 2
 good 3

Notes:

* To be determined

Site Capacity Matrix

The table below identifies each site's ability to accommodate each of the program options.

	Hidden Valley Park	Eastgate Areas Properties	Marymoor Park	SE Eastgate Way	Highland Park	Bel-Red Corridor	Bellevue Community College
Option A: Outdoor Seasonal	2	2	1	1	2	*	*
Option B: Indoor/Outdoor Year Round	2	2	1	1	2	*	*
Option C: Indoor Competition & Training	2	3	2	1	2	*	*
Option D: Indoor Regional	3	3	3	1	3	*	*
Option E: Indoor National	3	3	3	1	3	*	*

CRITERIA RANKING

- easy 1
- reasonable 2
- difficult 3

Options A, B, and C can reasonably be accommodated on any of the seven identified sites. Because of their larger size, Options D and E would be difficult to accommodate on the Hidden Valley Park site, and are more reasonably accommodated on the other identified sites. The Bellevue Community College and Bel-Red Corridor sites were not included because some of the evaluation factors were unknown.

Notes:

* To be determined