



Meydenbauer Bay Park Phase 1: Public Meeting

June 4, 2015



- COB Land Use and Environmental Permit Applications Complete
- Permit Review Process Underway



**Meydenbauer Bay Park Phase 1:
Public Meeting**



- The blue dashed line identifies the adopted Meydenbauer Bay Park Master Plan.
- The solid yellow line identifies the Phase 1 area, which is the only portion of the Master Plan being developed now.
- The majority of Phase 1 improvements are west of 99th Ave NE. However, improvements to the Whaling Building and Marina parking lot are also included.
- Future phases of the adopted Master Plan have not been scheduled or funded at this time.
- Consistent with the Implementation Principles included in the adopted Master Plan, the City will re-engage with the neighborhood and greater community at each phase of any proposed build-out.

Site Design Plan – Phase 1



- Our site development plan is more consistent with the adopted master plan
- The site development plan is more detailed than the master plan graphic.

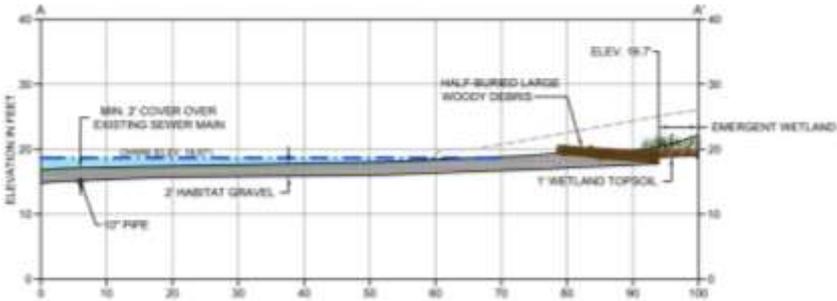
Ravine and Natural Shore Site Design



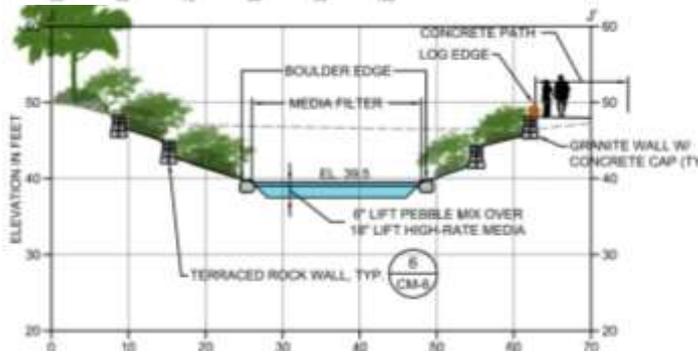
Ravine improvements include:

- Protect and maintain existing native vegetation,
- Replace non native and invasive plants in upland and riparian habitat areas with native vegetation,
- Create a natural conveyance/open channel for perennial base flow and winter high flow conditions,
- Install rock weir waterfalls and large woody debris along the channel to make the feature more visible to visitors,
- Restore natural shoreline with gravel sockeye salmon spawning substrate,
- Provide improved conditions for juvenile salmon rearing including refuge.
- Construct paved pedestrian paths, two pedestrian viewpoints and crushed rock trails.

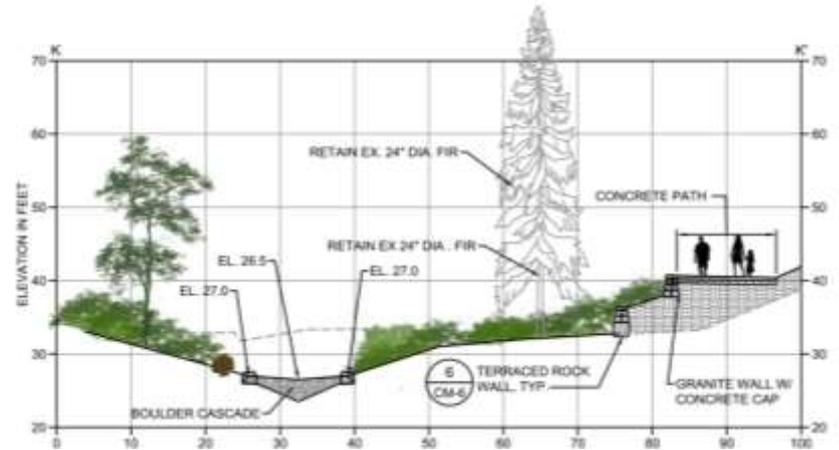
Ravine and Natural Shore Sections



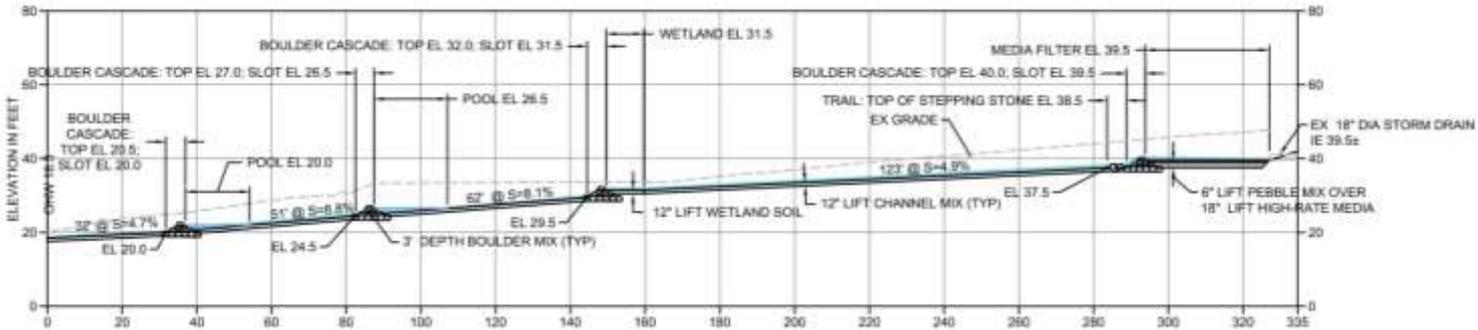
Section A



Section J



Section K

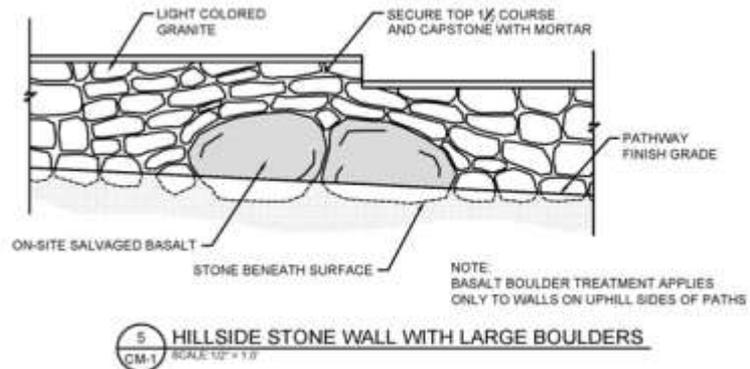
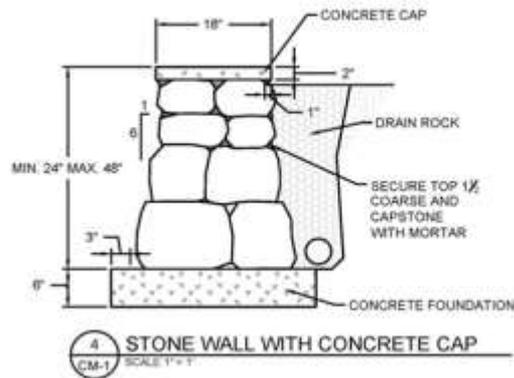
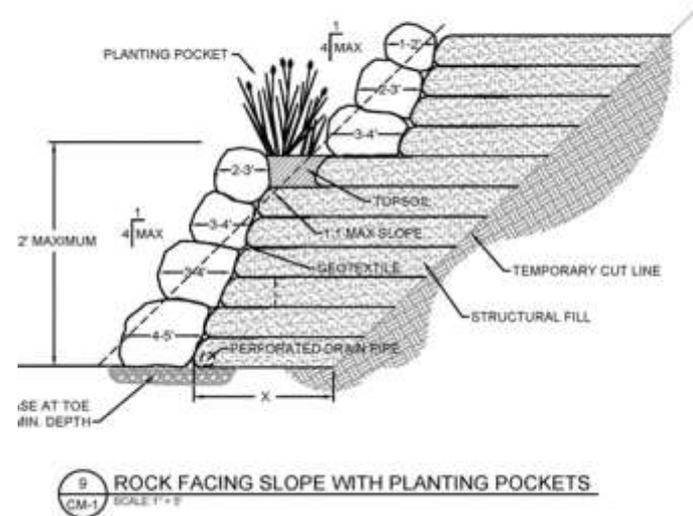
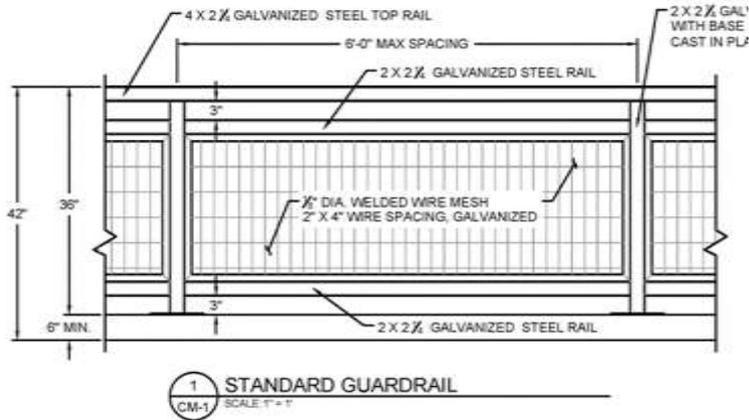


Section L

- Section A depicts the shallow water fish habitat at the mouth of the daylighted channel.
- Section J at the top of the channel depicts the water quality treatment area.
- Section K is near one of the viewpoints along the concrete path that connects to the promenade.
- Section L shows the location of the pools and boulders.

- The Hillside Zone provides a viewing terrace with parking for 12 cars.
- R-O-W improvements include sidewalk, landscaping, bicycle lane, and drop off on Lake Washington Boulevard.
- Granite and basalt boulders will face the steep slopes and include planting beds.

Hillside Sections



- The hillside sections show the granite boulders on steep slopes providing planting beds.
- Basalt boulders on the site will be used in hillside walls.
- Guardrails will be used throughout the park for safe access.

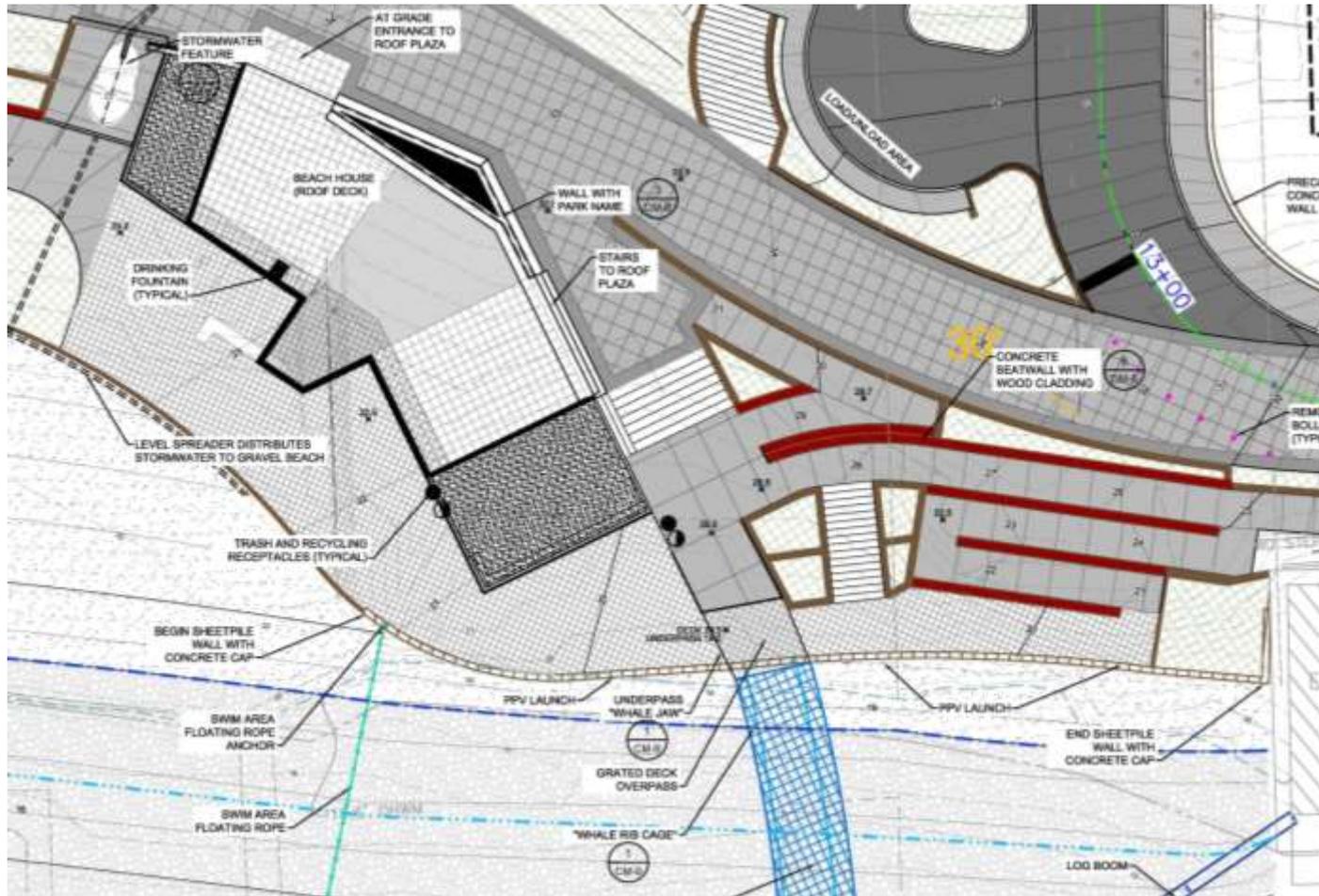
The Central Shoreline includes

- Restored shoreline
- Swim Beach with seasonal float
- PPV** launch
- Beach House—restrooms , changing rooms and lifeguard quarters
- Promenade
- Open lawn and picnic areas
- Curved Pier

**person powered vessel such as kayaks, canoes, and longboards

- The Beach section shows the slope from the upper concrete path,
- to the promenade and,
- access to the swim beach.

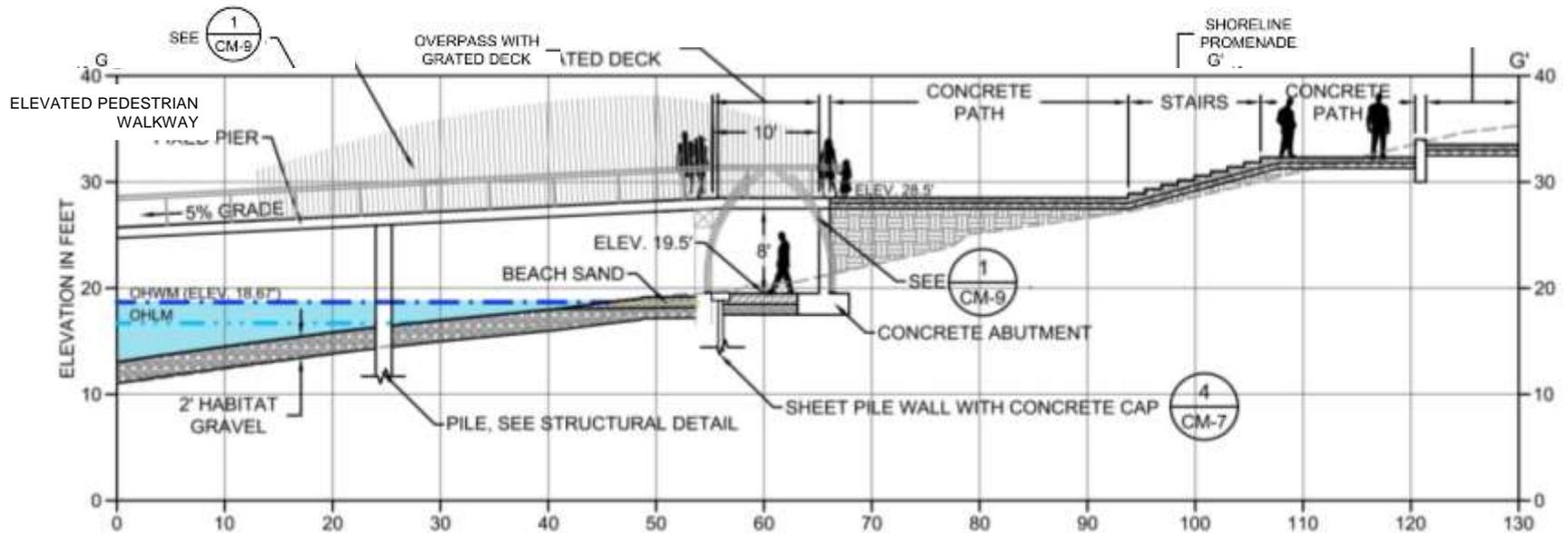
Pier Abutment/People Powered Vessel/Beach House Roof Plaza Detail



- The ADA walkway from the marina parking lot connects to the roof of the Beach House and the entrance to the curved pier.
- The PPV switchbacks also provide ADA access to the swim Beach and Beach House.
- The Beach House roof plaza and viewpoint are at the same elevation of the promenade, providing accessibility for all.

**person powered vessel such as kayaks, canoes, longboards

Swim/Pier/People Powered Vessel Sections



Pier – Shore Section

The Shore Section shows the access to the

- swim beach,
- PPV** launch,
- Beach House and
- Pier.

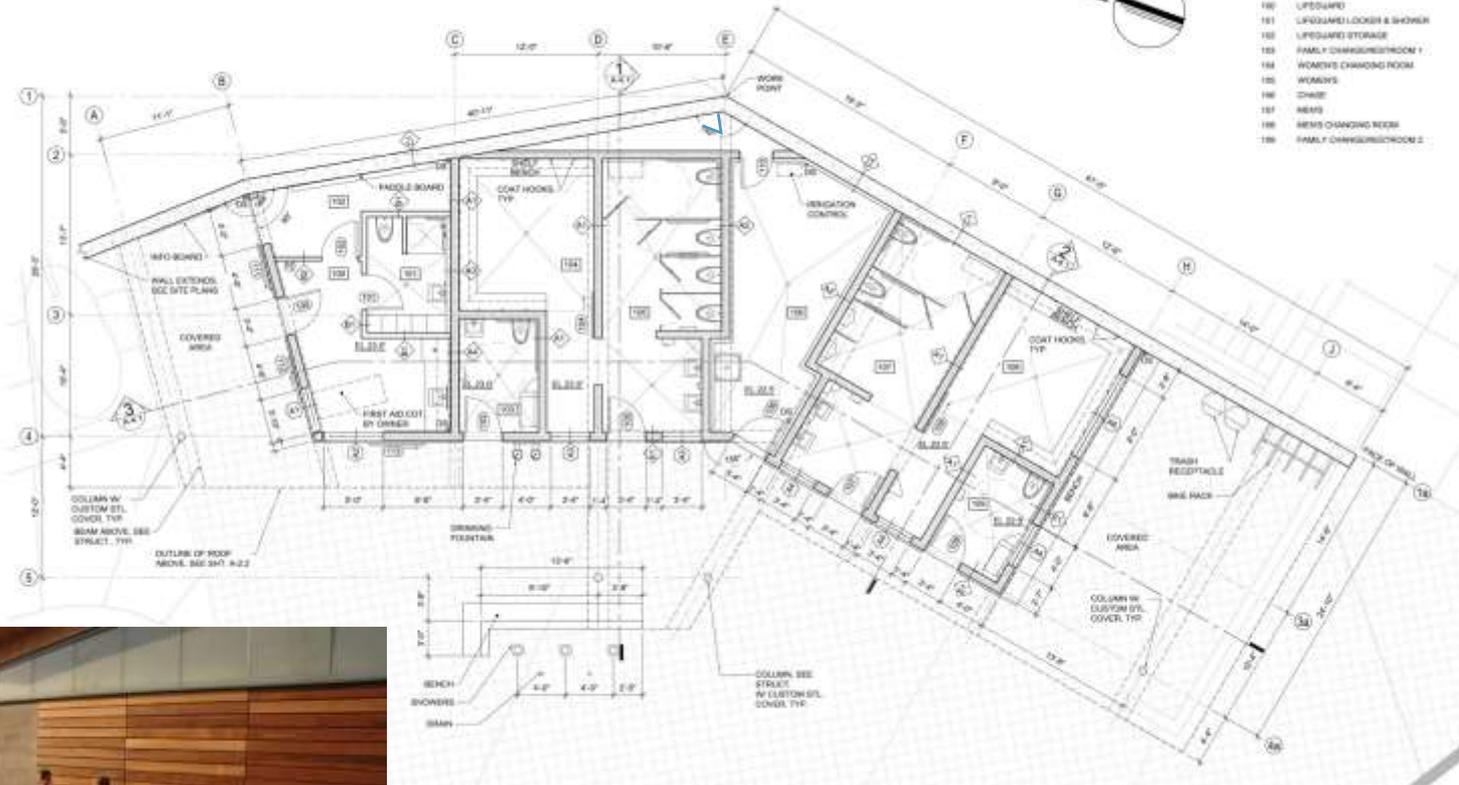
**person powered vessel such as kayaks, canoes, longboards

Beach House – Floor Plan



LEGEND:

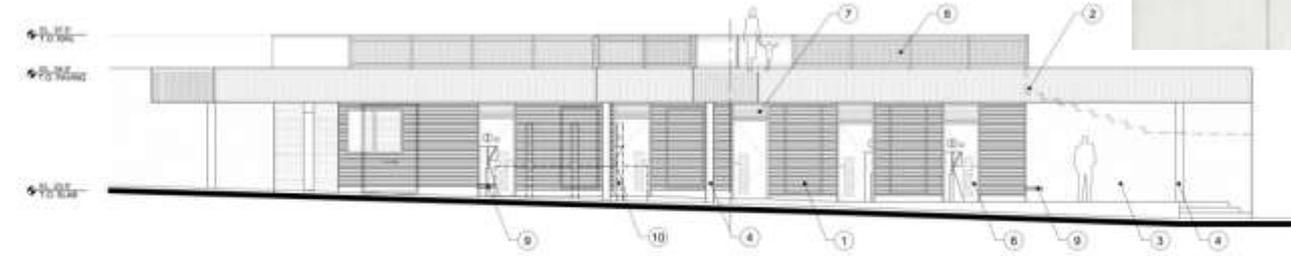
- 100 LIFEGUARD
- 101 LIFEGUARD LOCKER & SHOWER
- 102 LIFEGUARD STORAGE
- 103 FAMILY CHANGING ROOM 1
- 104 WOMEN'S CHANGING ROOM
- 105 WOMEN'S
- 106 CHAIR
- 107 MEN'S
- 108 MEN'S CHANGING ROOM
- 109 FAMILY CHANGING ROOM 2



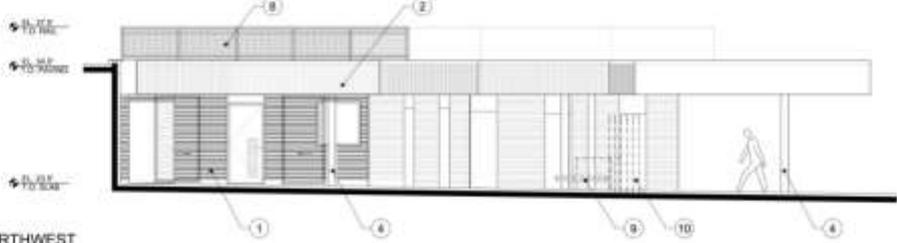
The Beach house includes:

- Life guard quarters and first aid room,
- 2 Family restrooms,
- Women's restroom,
- Men's restroom,
- Outdoor showers to rinse off the sand and lake water before changing,
- Maintenance storage and equipment.

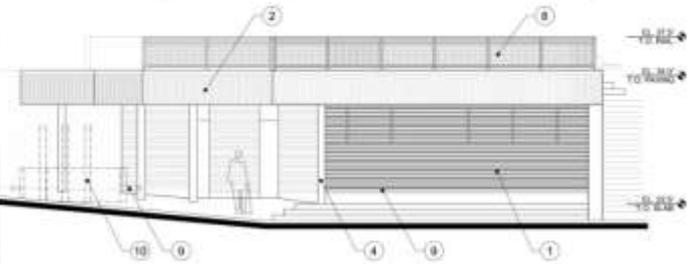
Beach House – Elevations



1 ELEVATION WEST
SCALE 1/8" = 1'-0"



2 ELEVATION NORTHWEST
SCALE 1/8" = 1'-0"



- The Beach House acts as a retaining wall for the upland park area.
- It is integrated into the hillside and landscape, not interfering with views from Lake Washington Boulevard and the upper park areas.

Whaling Building

- Maintain historical significance
- Provide upgrades to allow public access



Whaling Building facing Lake Washington



Whaling Building on Pier 1 at Bellevue Marina adjacent to Ice House



Whaling Building interior

- We are working with the Department of Archaeology to finalize our program for improvements.
- Permits for this work will be submitted in 2016.

Current Schedule

COB Land Use and Environmental Permits submitted.....April 2015

Permits submitted to Army Corps of Engineers, Department of Ecology, and Tribes.....May 2015

Submit Building, Grading and Demo Permits to COB.....1st Quarter 2016

All Permits in hand.....4th Quarter 2016

Finalize bid documents and advertise for bidders.....4th Quarter 2016

Construction.....2017

Questions

