common elements

ALTERNATIVE #1

ALTERNATIVE #2

ALTERNATIVE #3

- LAND USE STRATEGIES
- PARKING STRATEGIES
- STREETSCAPE IMPROVEMENTS ALONG 99TH, 100TH, AND 102ND FOR EMPHASIS ON VIEW CORRIDORS TO WATERFRONT
- PEDESTRIAN CONNECTIONS FROM DOWNTOWN PARK TO WATERFRONT
- PEDESTRIAN WALKS/TRAILS/PATHS CONNECTING DOWNTOWN, WILDWOOD, AND MEYDENBAUER BEACH PARKS
- PEDESTRIAN PROMENADE / BOARDWALK
- PUBLIC GATHERING AREAS
- BEACH / SWIMMING AREA
- LAWN AND PICNIC AREAS
- CHILDREN'S PLAY AREA
- DAY-USE MOORAGE
- LONG TERM MOORAGE
- PUBLIC PIER

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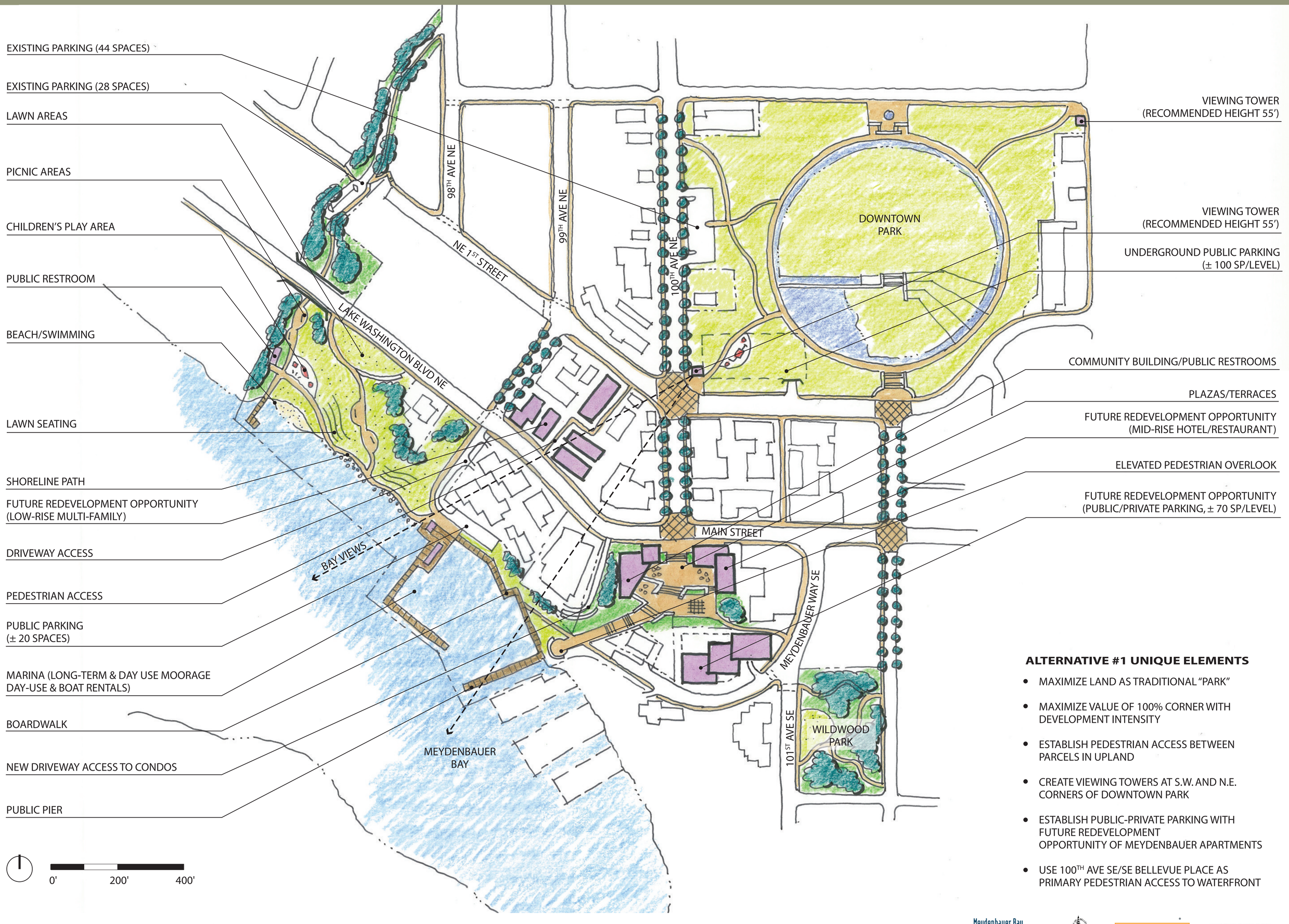
ALTERNATIVE #1



ALTERNATIVE #1 UNIQUE ELEMENTS

- MAXIMIZE LAND AS TRADITIONAL "PARK"
- MAXIMIZE VALUE OF 100% CORNER WITH DEVELOPMENT INTENSITY
- ESTABLISH PEDESTRIAN ACCESS BETWEEN PARCELS IN UPLAND
- CREATE VIEWING TOWERS AT S.W. AND N.E. CORNERS OF DOWNTOWN PARK
- ESTABLISH PUBLIC-PRIVATE PARKING WITH FUTURE REDEVELOPMENT OPPORTUNITY OF MEYDENBAUER APARTMENTS
- USE 100TH AVE SE/SE BELLEVUE PLACE AS PRIMARY PEDESTRIAN ACCESS TO WATERFRONT

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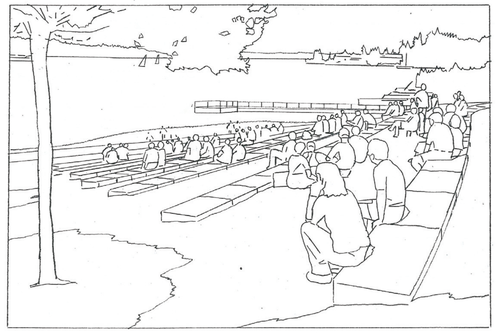
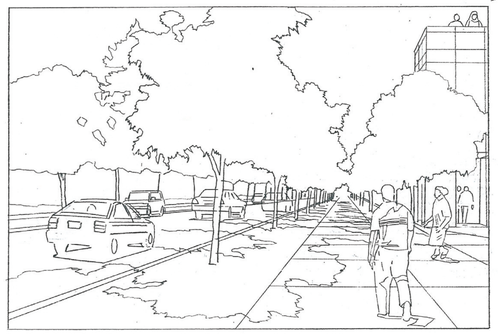
ALTERNATIVE #1

PLAZAS



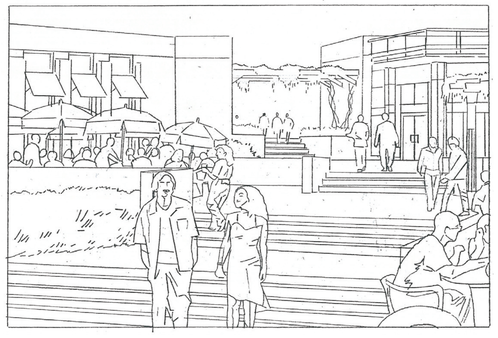
LAWN SEATING

PLAZAS



100TH AVE STREETSCAPE

LAWN AREAS



PLAZAS/TERRACES

CHILDREN'S PLAY AREA

LAWN SEATING

PEDESTRIAN ACCESS

SHORELINE PATH

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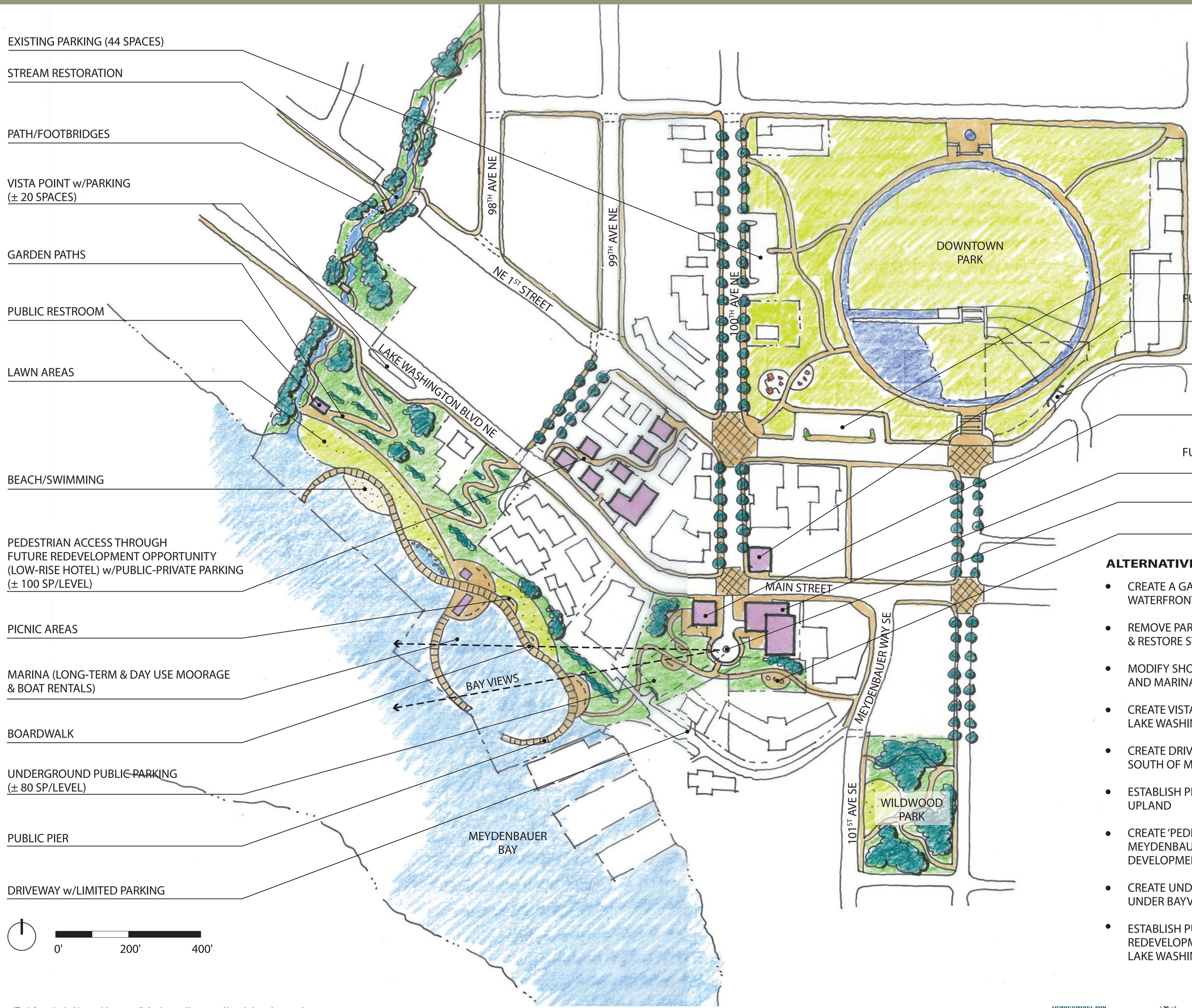
ALTERNATIVE #2



ALTERNATIVE #2 UNIQUE ELEMENTS

- CREATE A GARDEN SETTING ALONG THE WATERFRONT
- REMOVE PARKING & VEHICULAR ACCESS IN RAVINE & RESTORE STREAM
- MODIFY SHORELINE FOR NEW BEACH AREA AND MARINA
- CREATE VISTA POINT WITH PARKING ALONG LAKE WASHINGTON BLVD.
- CREATE DRIVEWAY & OVERLOOK AT 100TH AVE SOUTH OF MAIN ST.
- ESTABLISH PEDESTRIAN ACCESS BETWEEN PARCELS IN UPLAND
- CREATE 'PEDESTRIAN-FRIENDLY DRIVEWAY' IN LIEU OF MEYDENBAUER PLACE FOR ACCESS TO LIMITED DEVELOPMENTS & PARKING STRUCTURE
- CREATE UNDERGROUND PUBLIC PARKING IN HILLSIDE UNDER BAYVUE APARTMENTS SITE
- ESTABLISH PUBLIC/PRIVATE PARKING WITH FUTURE REDEVELOPMENT OPPORTUNITY OF PARCELS ALONG LAKE WASHINGTON BLVD.

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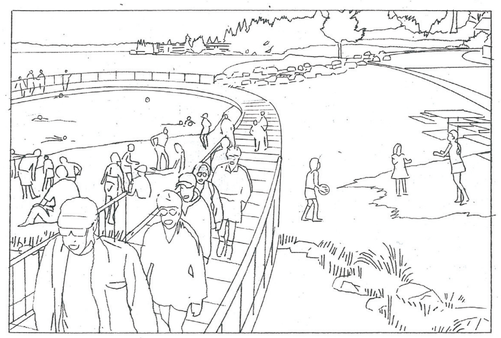
ALTERNATIVE #2

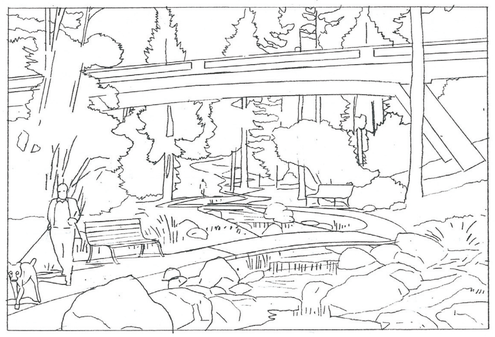
DRIVEWAY



BOARDWALK

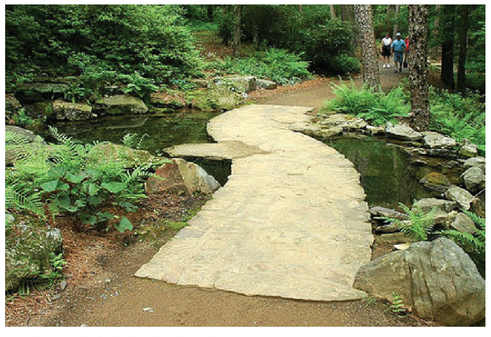
GARDEN PATHS

BOARDWALK

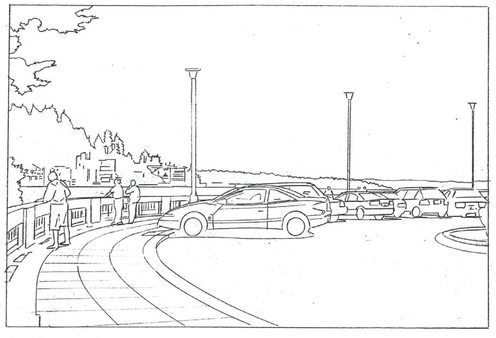


STREAM RESTORATION

PEDESTRIAN ACCESS



PATHS/FOOTBRIDGES



OVERLOOK

HILLSIDE PATHS

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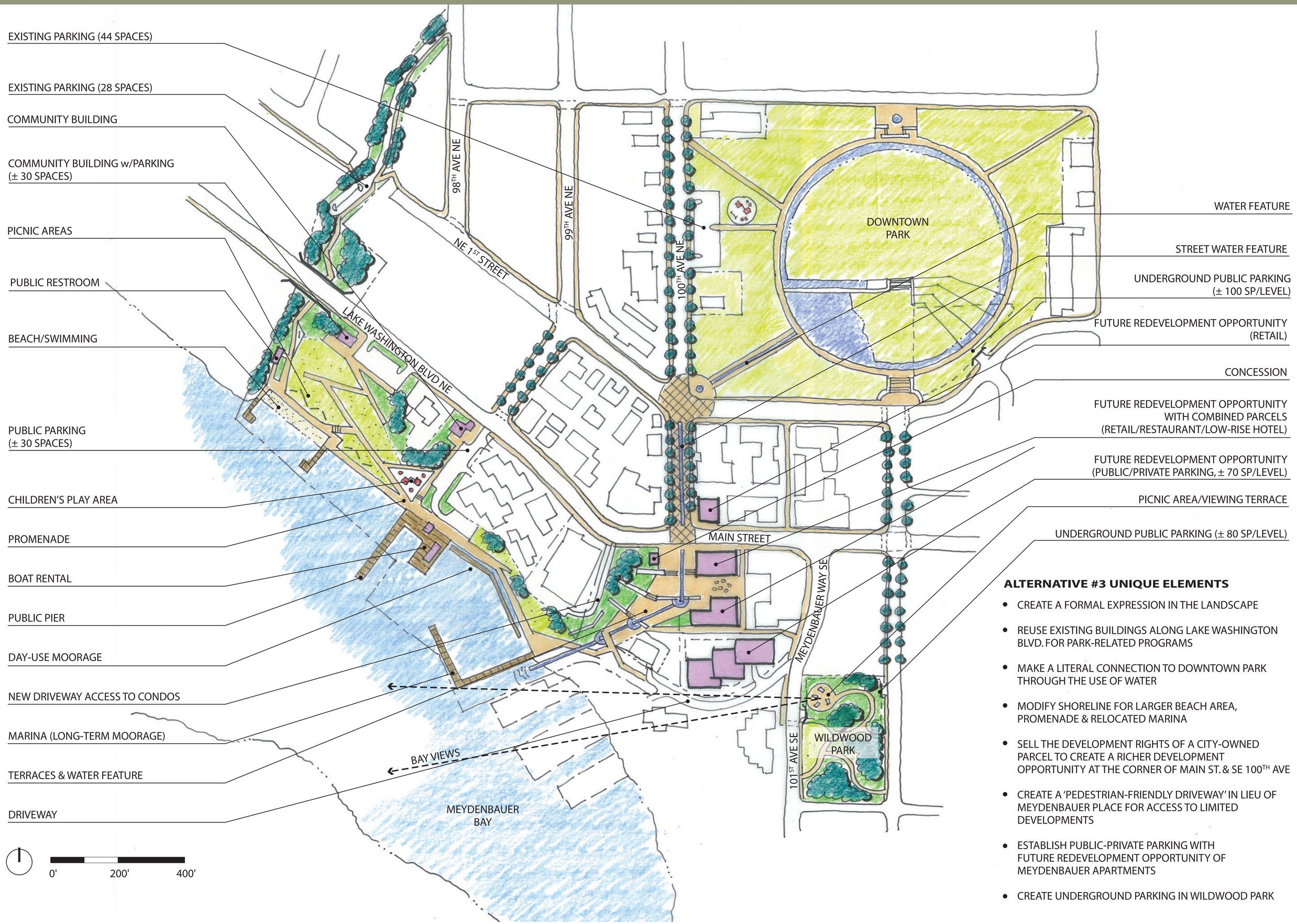
Meydenbauer Bay PARK AND LAND USE PLAN

SASAKI

AJEM ▪ EPS ▪ ESAA ▪ KPFF
PRR ▪ SATO ▪ TENW ▪ YANTIS

ALTERNATIVE #3



ALTERNATIVE #3 UNIQUE ELEMENTS

- CREATE A FORMAL EXPRESSION IN THE LANDSCAPE
- REUSE EXISTING BUILDINGS ALONG LAKE WASHINGTON BLVD. FOR PARK-RELATED PROGRAMS
- MAKE A LITERAL CONNECTION TO DOWNTOWN PARK THROUGH THE USE OF WATER
- MODIFY SHORELINE FOR LARGER BEACH AREA, PROMENADE & RELOCATED MARINA
- SELL THE DEVELOPMENT RIGHTS OF A CITY-OWNED PARCEL TO CREATE A RICHER DEVELOPMENT OPPORTUNITY AT THE CORNER OF MAIN ST. & SE 100TH AVE
- CREATE A 'PEDESTRIAN-FRIENDLY DRIVEWAY' IN LIEU OF MEYDENBAUER PLACE FOR ACCESS TO LIMITED DEVELOPMENTS
- ESTABLISH PUBLIC-PRIVATE PARKING WITH FUTURE REDEVELOPMENT OPPORTUNITY OF MEYDENBAUER APARTMENTS
- CREATE UNDERGROUND PARKING IN WILDWOOD PARK

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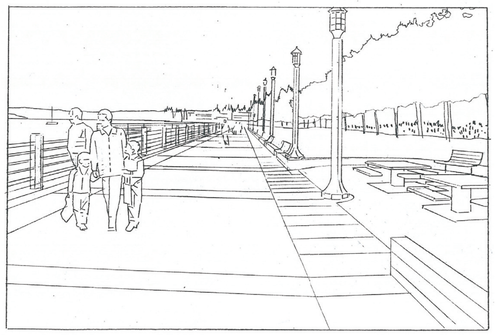
ALTERNATIVE #3

PROMENADE

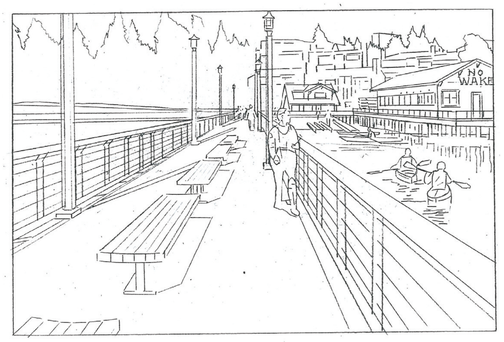


PROMENADE

WATER FEATURE

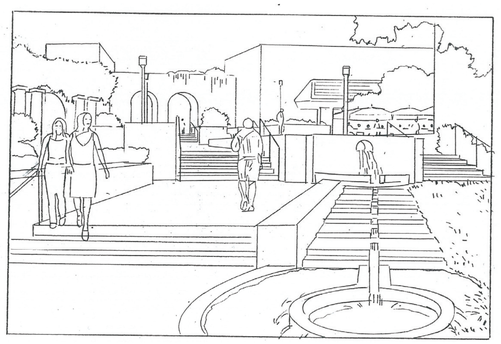
WALKS/PATHS

DRIVEWAY

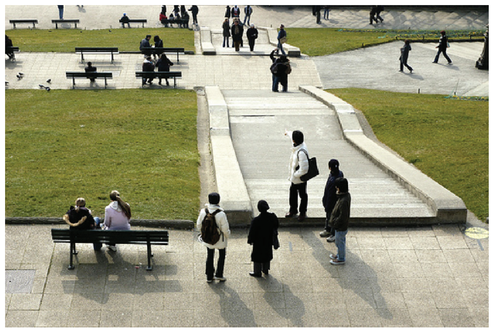


PUBLIC PIER

PLAZA



PLAZA/WATER FEATURE



PLAZAS/TERRACES

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