

Meydenbauer Bay Park and Marina Property Compliance Projects

Neighborhood Meeting
February 16, 2012



<http://www.bellevuewa.gov/meydenbauer-park-projects.htm>

Agenda/Presentation

1. Projects to Comply with State Requirements
 - Marina - Transient Moorage Implementation
 - House Properties – Public Access
2. Marina Renovation
 - Renovation Options and Recommendation
3. Transient Moorage Management Planning
4. House Demolition
5. Next Steps, Comments and Questions



Meydenbauer Bay City-Owned Properties

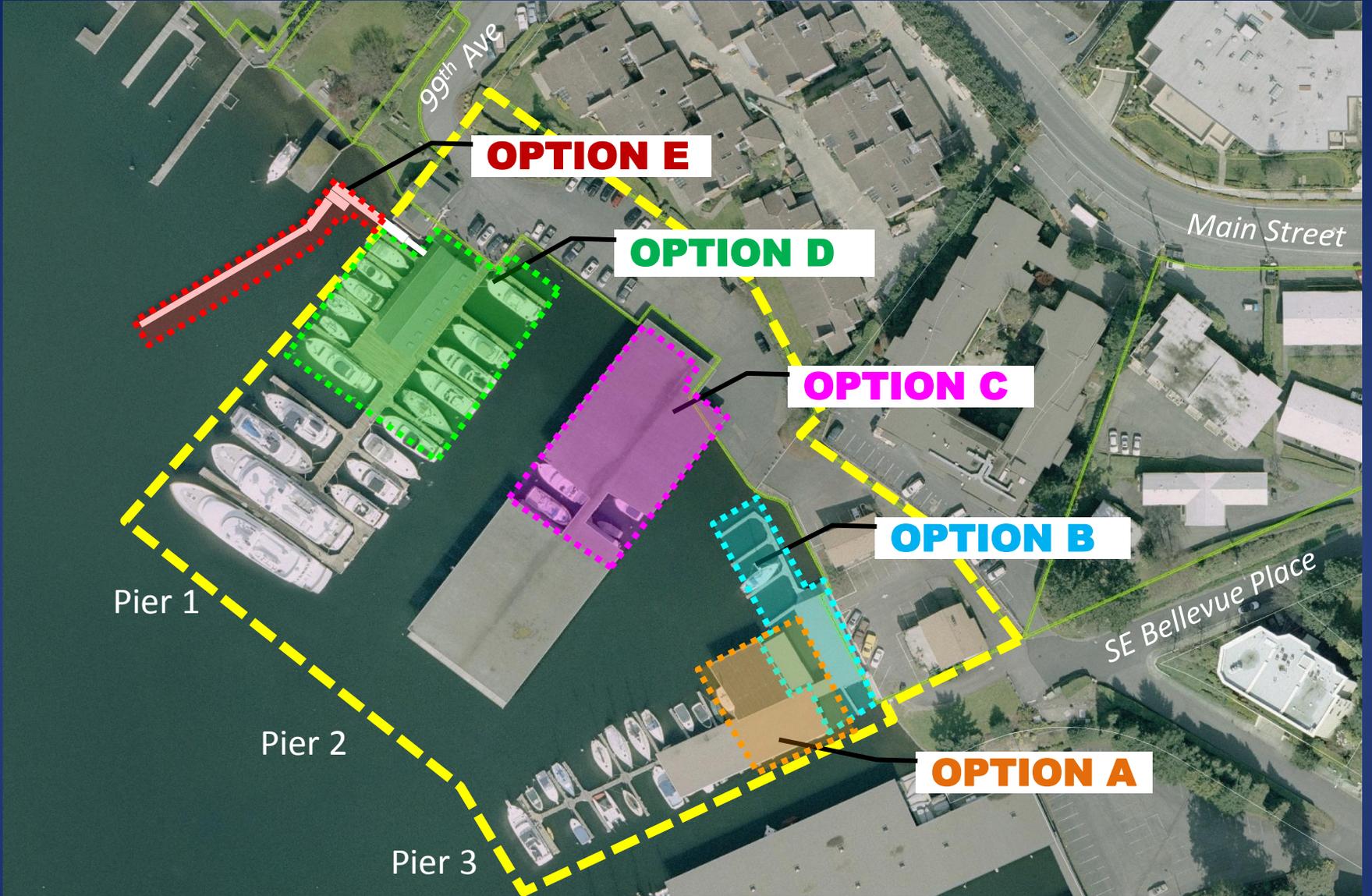


Projects to Comply with State Requirements



Marina and Condition





Transient Moorage Options

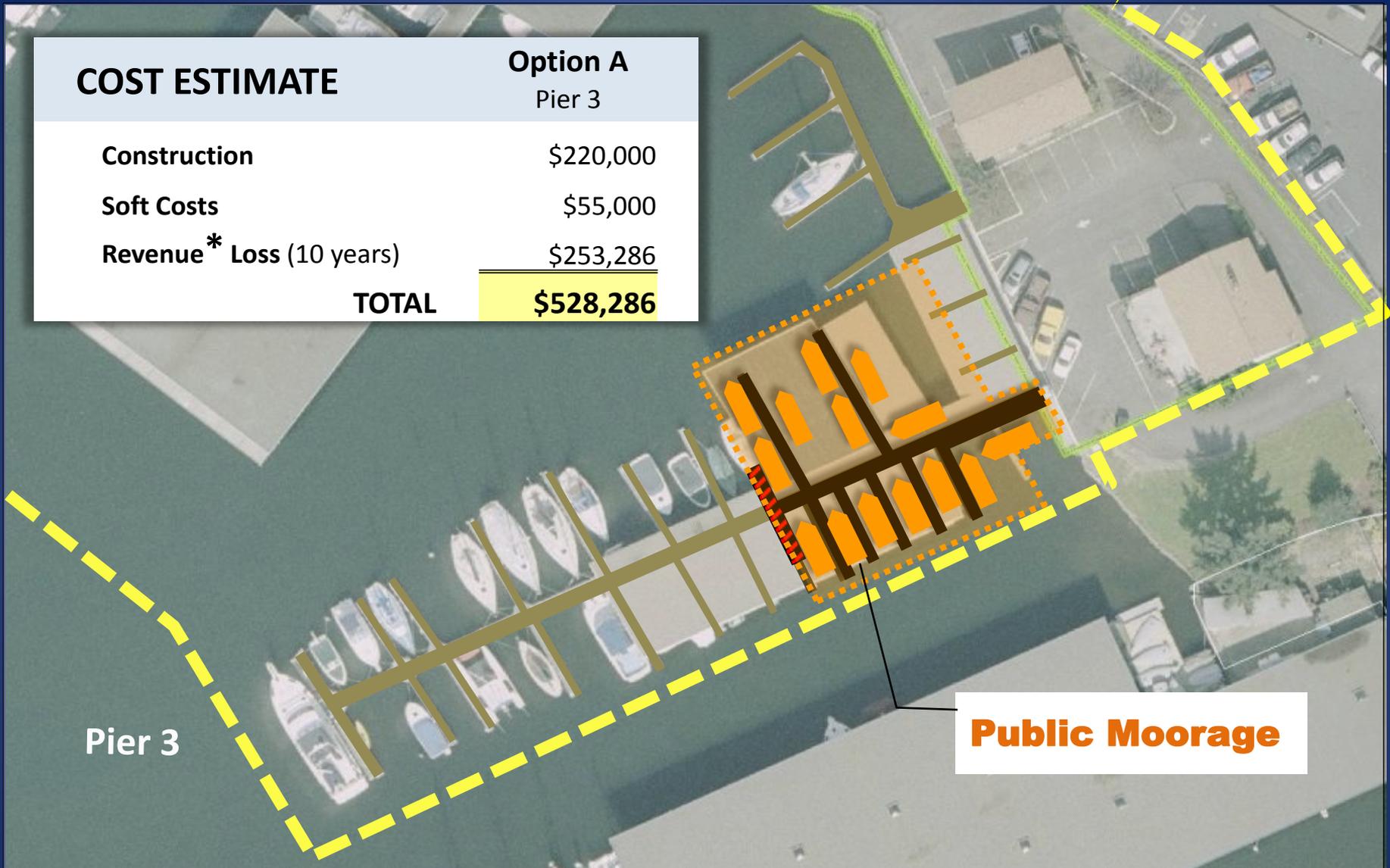


COST ESTIMATE

Option A

Pier 3

Construction	\$220,000
Soft Costs	\$55,000
Revenue* Loss (10 years)	\$253,286
TOTAL	\$528,286



Pier 3

Public Moorage



Option A

Pier 3 – Renovate Currently Leased & Occupied Slips

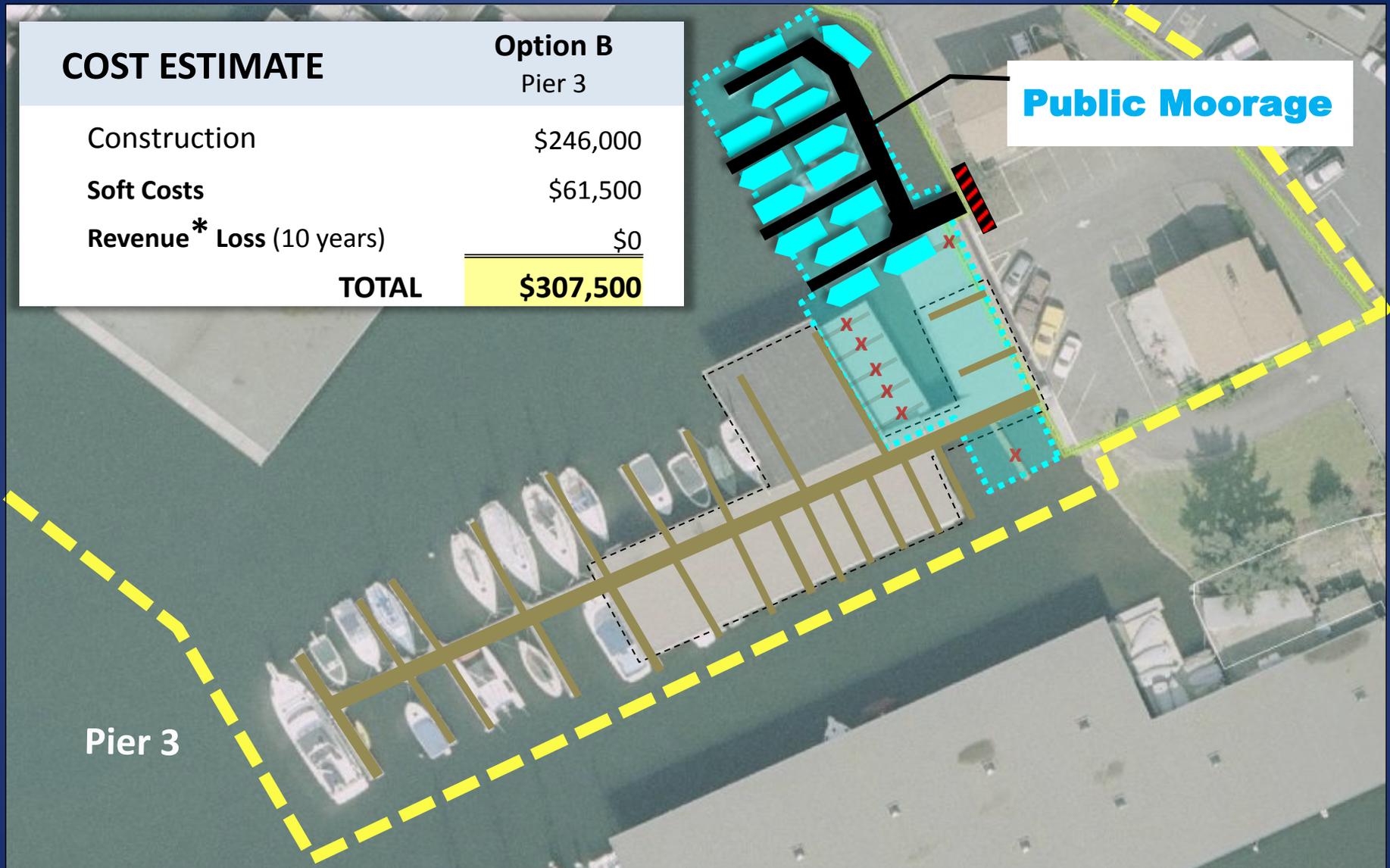


COST ESTIMATE

Option B

Pier 3

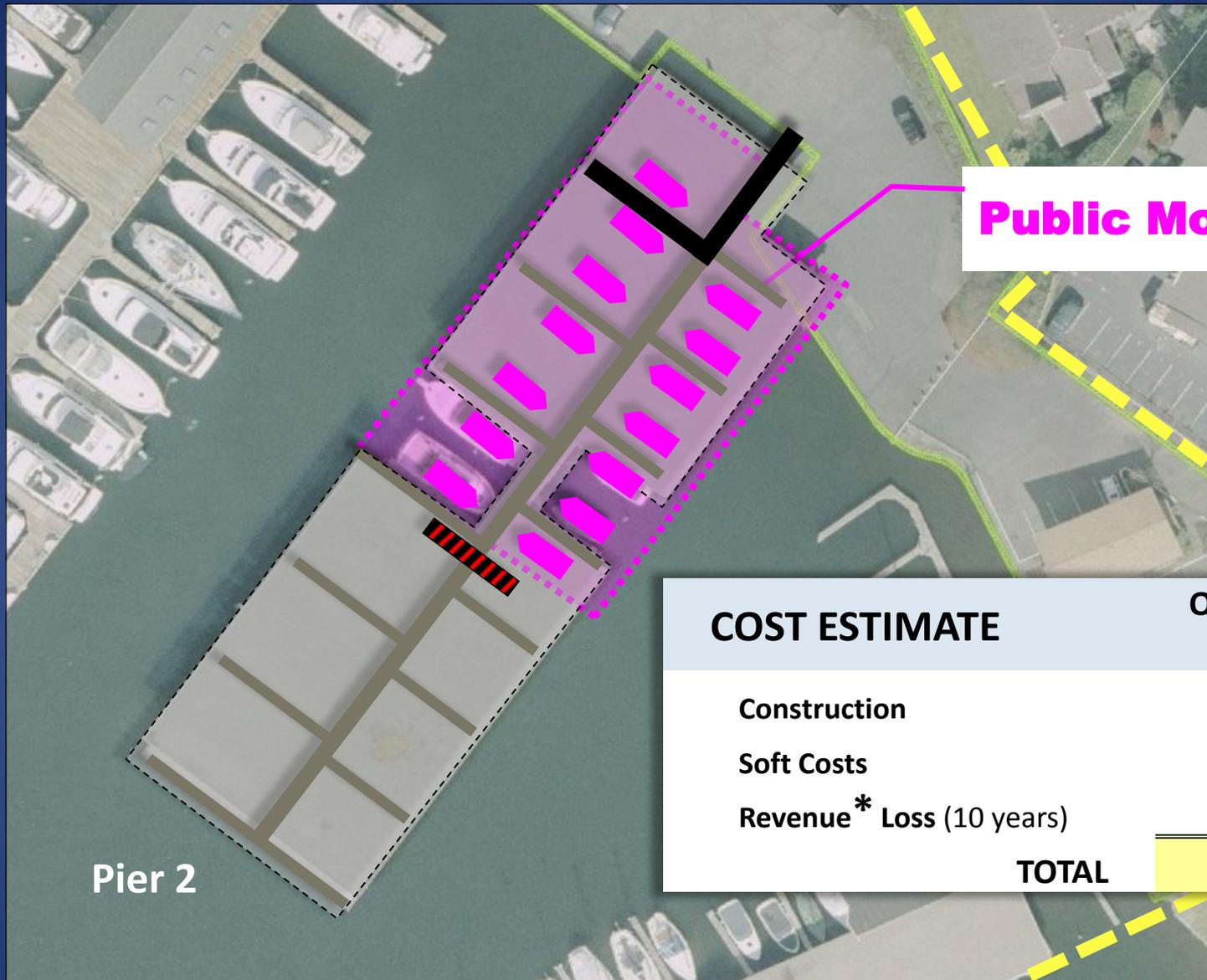
Construction	\$246,000
Soft Costs	\$61,500
Revenue* Loss (10 years)	\$0
TOTAL	\$307,500



Option B

Pier 3 - Renovate unused Transient Moorage Area





Public Moorage

Pier 2

COST ESTIMATE		Option C
		Pier 2
Construction		\$72,000
Soft Costs		\$10,800
Revenue* Loss (10 years)		\$700,888
	TOTAL	\$783,688



Option C
Pier 2 – Currently Leased/Occupied Slips





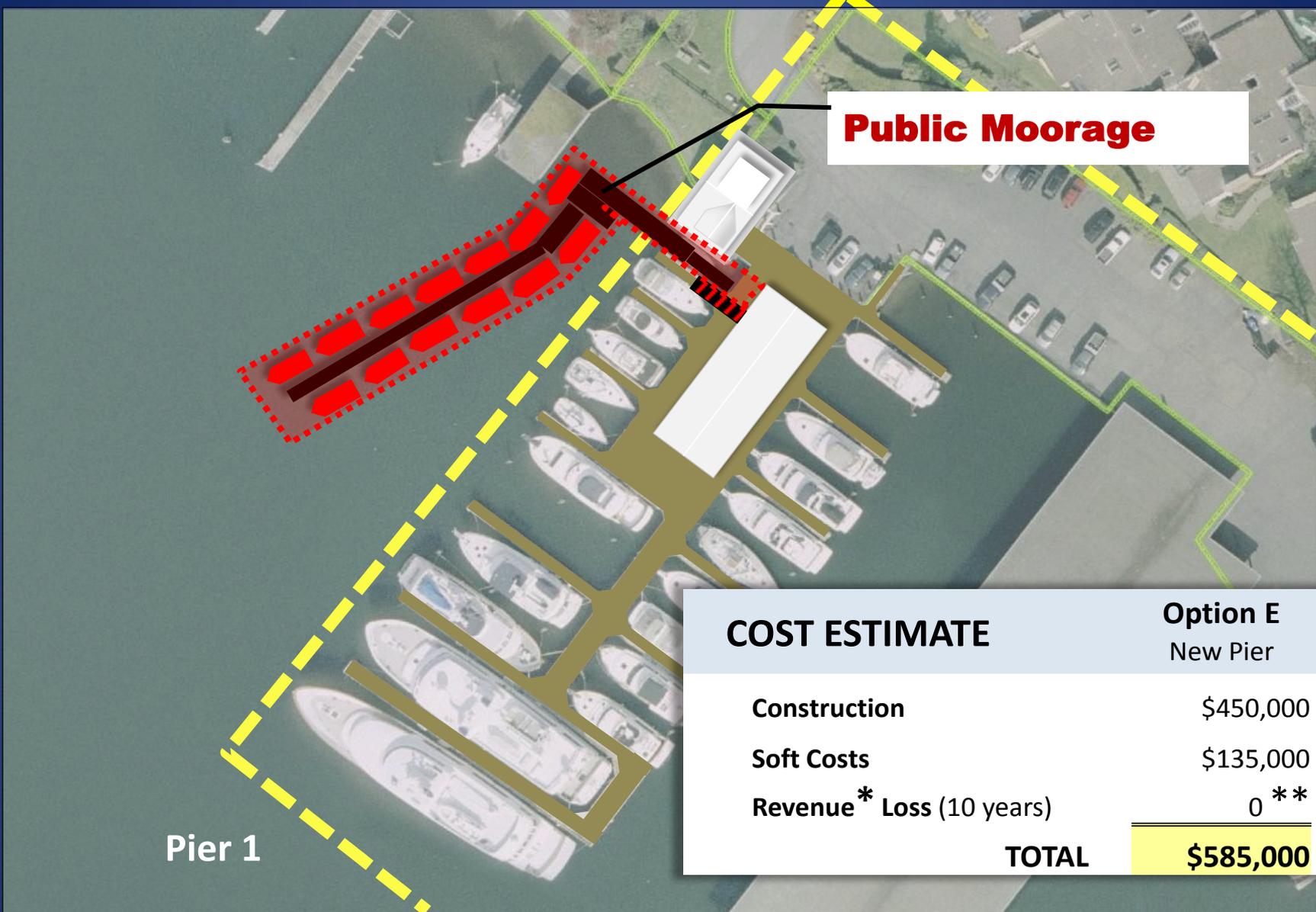
Public Moorage

COST ESTIMATE		Option D
		Pier 1
Construction		\$10,000
Soft Costs		\$1,500
Revenue* Loss (10 years)		\$1,041,774
	TOTAL	\$1,053,274



Option D
Pier 1 – Currently Leased/Occupied Slips





Option E

Pier 1 – Construct a New Pier



COST ESTIMATE	Option A Pier 3 (Slips + TM)	Option B Pier 3 (TM)	Option C Pier 2	Option D Pier 1	Option E New Pier
Construction	\$220,000	\$246,000	\$72,000	\$10,000	\$450,000
Soft Costs	\$55,000	\$61,500	\$10,800	\$1,500	\$135,000
Revenue* Loss (10 years)	\$253,286	\$0	\$700,888	\$1,041,774	0**
TOTAL	\$528,286	\$307,500	\$783,688	\$1,053,274	\$585,000

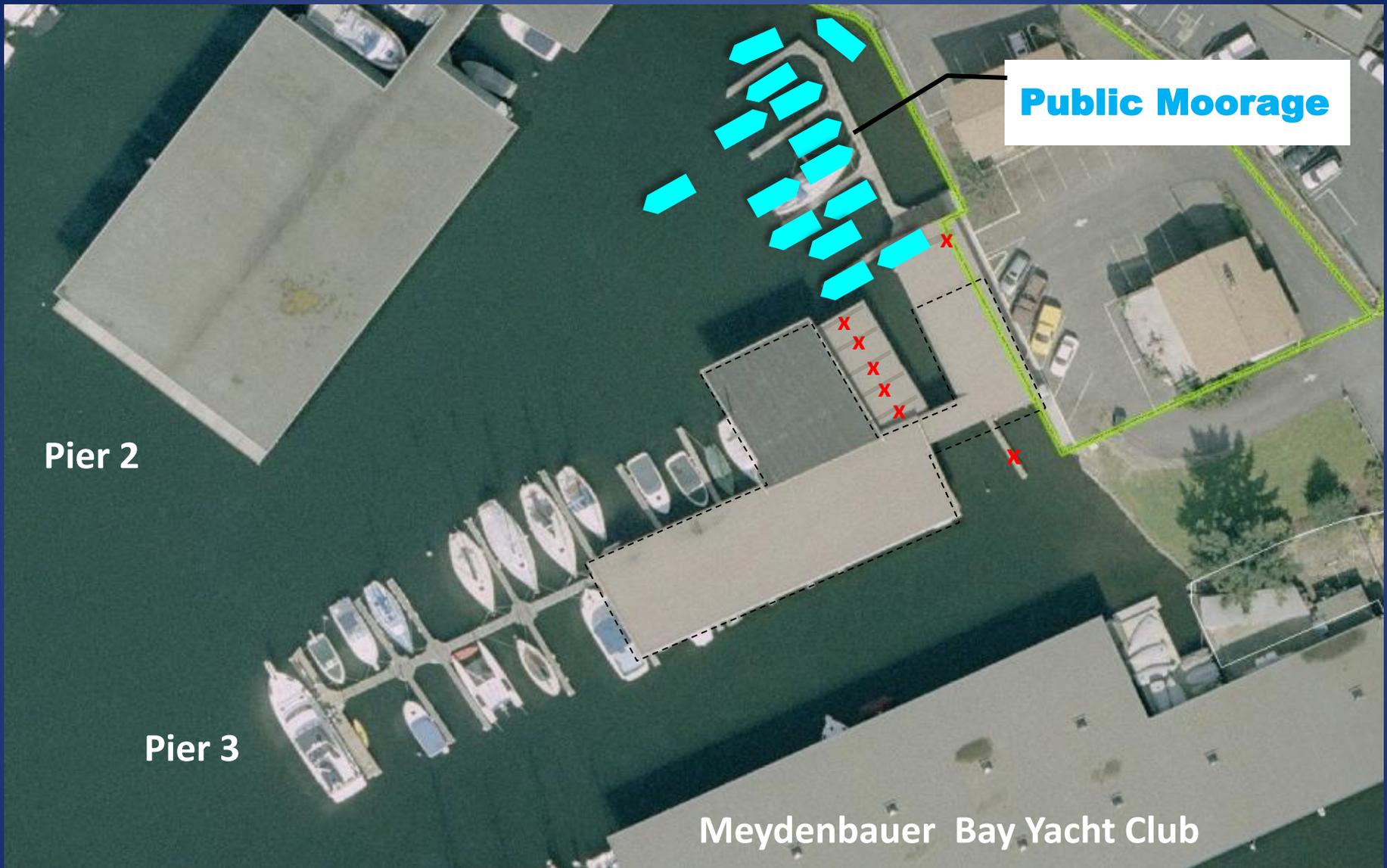
* Rates as of 6/2011 adjusted annually

* Does not include Lease Hold Excise Tax (.1284) - City 47% and State 53%

** Potential added revenue



Cost Comparisons Transient Moorage Options



Public Moorage

Pier 2

Pier 3

Meydenbauer Bay Yacht Club



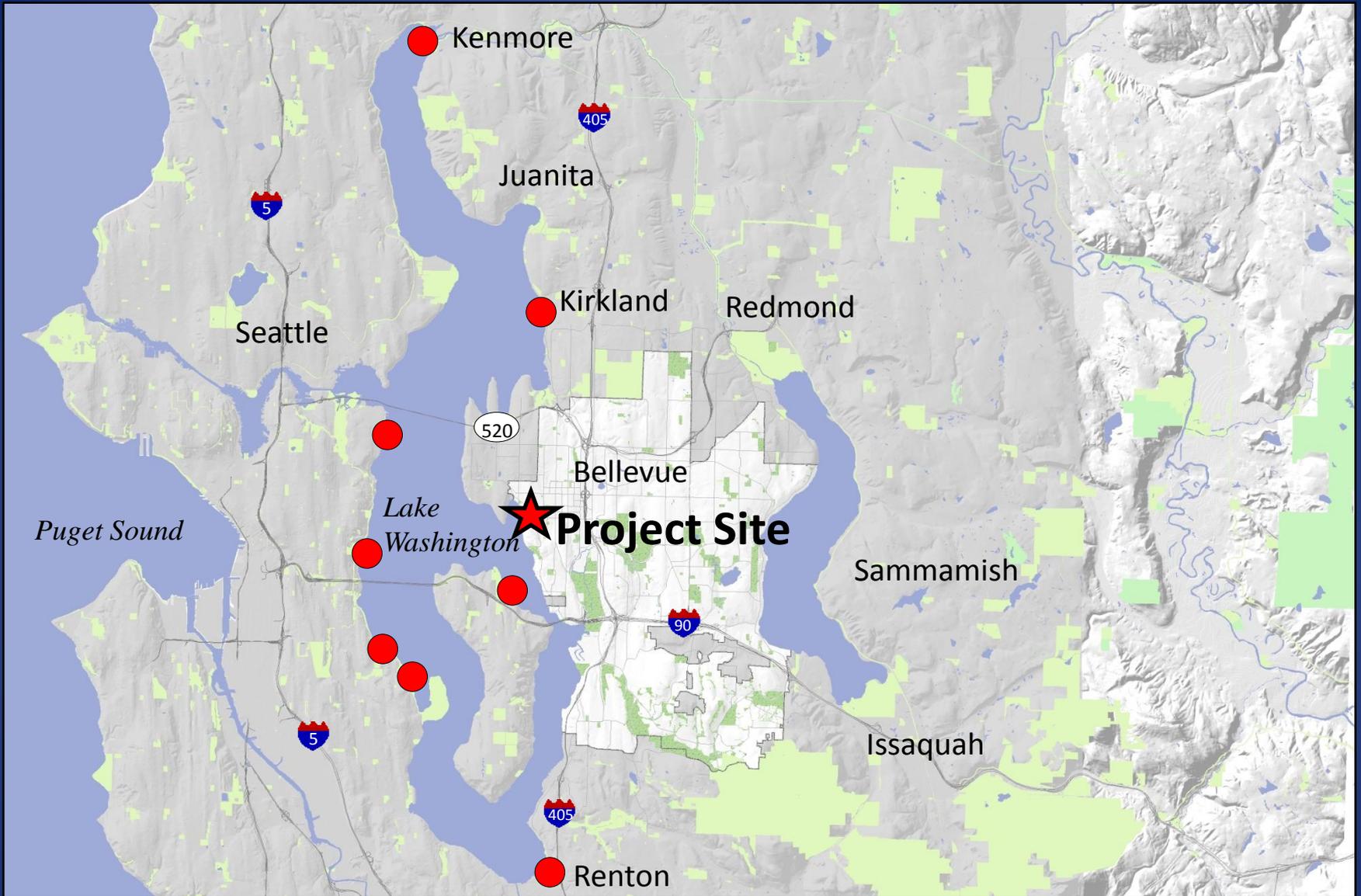
Recommend – Option B

Pier 3 - Renovate unused Transient Moorage Area to comply with State Grant Requirements.





Transient Moorage Management Planning Research, Listen, Refine and Implement



Transient Moorage Management Planning Research and Resources



Management Plan Development

Engage community resources, including:

- Surrounding neighbors
- Police / MIMP
- Nearby communities offering moorage



Transient Moorage Management Planning
Research, Listen, Refine and Implement

Transient Moorage Rules and Communication

- Duration of Stay / Hours of Operation
- Pay/No Pay for Courtesy Tie-up
- Rules / Regulations
- Signage
- Security / Policing
- Maintenance



Transient Moorage Management Planning
Research, Listen, Refine and Implement

Next Steps:

- Research
- Draft Management Plan
- Gain community feedback
- Finalize plan prior to implementing guest moorage.



Transient Moorage Management Planning
Research, Listen, Refine and Implement



House Demolition/Removal



Before House Removal



After House Removal



House Demolition/Removal

2012 February

March/April

September

Winter

2013/14

Design/Permitting

Neighborhood Meeting

Transient Moorage Management Research and Development

Council Overview

- Study Session
- A/E Contract

Council – House Removal

- Public Bid / Contract

House Removal

Neighborhood Meeting

Council – Transient Moorage

- Public Bid / Contract

Transient Moorage Construction



Next Steps / Time Line



House Removal

Pier 1

Pier 2

Pier 3

Comments and Questions?