



MEMORANDUM

DATE: May 22, 2008

TO: Meydenbauer Bay Steering Committee

FROM: Mike Bergstrom, Planning & Community Development
Robin Cole, Parks & Community Services

SUBJECT: **May 29, 2008 Steering Committee Meeting – Agenda Item #5 – Park Program Options**

As part of the project planning work done in 2007, several opportunities were provided to the public to suggest potential uses, activities, or facilities that should be considered for the new park, or to identify those that they felt should not be considered. These suggestions help inform the “park program”, which in turn will help inform park design alternatives. Although this information has been provided to the steering committee before, you have not had the opportunity to engage in a discussion of these ideas, since your recent focus has been on the land use component of the project.

On May 29, the consultant team will lead an interactive discussion of park program options. To prepare for that discussion, we ask that you review your past materials that contain related input from the public. Attached you will find some of these materials, including:

- A tally of results from an online survey conducted through December 31, 2007;
- “Additional Comments” received in response to a paper version of the survey. These are comments that address issues not reflected in the survey questions;
- Consolidated Cumulative Public Comment, current through August 3, 2007. This document consolidates and summarizes comments received from a variety of input opportunities prior to that date, including public meetings, comment forms, and correspondence.

In addition, you have received copies of public input that has been submitted since the start of the project. These take the form of emails, comment cards, letters, oral comments at steering committee meetings, and summaries of public open houses and workshops. Those received after August 3, 2007 are not reflected in the Consolidated Cumulative Public Comment sheet.

We encourage you to refamiliarize yourselves with these documents, both attached and already in your possession, prior to Thursday night’s meeting. This will help facilitate review and discussion of the preliminary work done toward park programming in 2007, as well as help identify any additional program options that should be explored prior to moving ahead with development of alternatives.

Attachments:

1. Citizen Survey – Online Results through December 31, 2007
2. Citizen Survey – Additional Comments
3. Consolidated Cumulative Comments through August 3, 2007



Meydenbauer Bay

PARK AND LAND USE PLAN

Citizen Survey – Online Results through December 31, 2007

A total of **154** survey responses were submitted by the above date.

Question 1: **Wayfinding.** Which of the following would encourage you to visit the waterfront from Downtown Park?

- 95 Views of the water from Downtown Park
- 88 Entry staircase, terraces or ramps
- 67 Signage
- 31 Art
- 12 Other:

Question 2: **Land Use.** What would you like to pass through on your way to the waterfront?

- 31 Single family residential
- 31 Apartments/condominiums
- 69 Mixed use with retail, restaurants, shops, or hotel
- 104 Continuous greenspace
- 5 Other:

Question 3: **Parking.** The new park is being planned as a “pedestrian first” facility. How can parking best be accommodated or managed?

- 36 Shuttle service
- 35 Centralized parking area
- 58 Small dispersed parking areas
- 14 Multi story parking garage
- 52 Underground parking
- 52 Limited or no parking

5 Other:

Question 4: **Traffic.** What can be done to manage vehicle traffic to, from, and around the park?

34 Narrow driving lanes

35 Street closures

52 One way streets

41 Different street surface treatments

47 Signage

15 Other:

Question 5: **Marina.** What function is most important for the marina to retain or develop?

113 Public access to piers (e.g., water walk)

38 Long term boat moorage (slip rental)

67 Day use boat moorage for public use

15 Other:

Question 6: **Park Use.** What activities should be encouraged at the park?

141 Walking

113 Swimming

74 Boating

135 Picnicking

62 Entertainment

83 Open Play

56 Events

10 Other:

Question 7: **Park Improvements.** What facilities should be provided at the park?

104 Children's play area

105 Swimming beach

121 Water walk (public piers)

95 Promenade

39 Concessions

40 Amphitheatre/bandshell

80 Picnic shelters

125 Restrooms

28 Cultural arts or performance center

10 Other:

Question 8: **Park Character.** What qualities do you think are most important for the park to reflect?

108 Serenity

114 Natural Resource/"green"

33 Urban

43 Vibrant

56 Historical

24 Public assembly

39 Active

54 Passive

27 Educational/interpretive

3 Other:

Meydenbauer Bay Park and Land Use Plan

Citizen Survey and Additional Comments

The following pages contain additional comments made by survey respondents. These are preceded by the original survey questions and answer choices to give context to the comments that follow.

Question 1: Way finding.

Which of the following would encourage you to visit the waterfront from Downtown Park?

- Views of the water from Downtown Park
- Entry staircase, terraces or ramps
- Signage
- Art
- Other

Additional Comments:

- Open up the waterfront view so that you can see from the park
- It is a steep grade
- Ramps need to be user friendly, handicapped friendly and easily accessible
- Waterfall stairwell like in Seattle.
- Terracing heights to remain RD 30
- Don't rezone for higher buildings
- Take out a few tall trees, put power lines underground
- Easy return – no steep grade, moving sidewalk, elevator, “train”
- Do any of these encourage you to visit the park?
- Add tram
- The park would invite me – the park itself, green, nature and quiet
- Just build it
- Do not change zoning on heights
- No bars
- Some signage

- Art is not necessary
 - Strange question in my mind
 - Terrace okay
 - Views of the water from Bayvue Village property
-

Question 2: Land Use.

What would you like to pass through on your way to the waterfront?

- Single family residential
- Apartments/condominiums
- Mixed use with retail, restaurants, shops, or hotel
- Continuous green space
- Other

Additional Comments:

- No height change to apartment/condominiums and no mixed use with retail, restaurants, shops or hotel.
 - Depends on which way you access it.
 - Layer the structures in front (south) of 9909 NE 1st
 - No mixed use with retail, restaurants, shops or hotel
 - Open air, very well landscaped continuous green space
 - What currently exists – subtle and subdued
 - Art
 - Absolutely no hotels
 - Low-rise apartments/condominiums
 - No mixed use with retail, restaurants, shops, or hotel
 - Some continuous greenspace
 - No restaurant open after 7:00 pm
 - No hotel
 - Continuous greenspace – great!!
 - No mixed use with retail, restaurants, shops, or hotel
-

Question 3: Parking.

The new park is being planned as a "pedestrian first" facility. How can parking best be accommodated or managed?

- Shuttle service
- Centralized parking area
- Small dispersed parking areas
- Multi story parking garage
- Underground parking
- Limited or no parking
- Other

Additional Comments:

- Neighborhood friendly parking
- Moving sidewalk or "train" connecting parking at Downtown park to Meydenbauer Bay Park
- Limited or no parking - people will find the park, it would be a neighborhood park
- There should be no access to park on 98th Ave NE that should be restored to original drainage with pedestrian access only.
- Small dispersed parking areas in and around Downtown Park and business district
- Shuttle service around and from downtown business district
- No parking should be allowed or built in residential areas.
- Additional underground parking at Downtown Park
- Walking paths that are disabled accessible - follow Portland's waterfront park
- Multistoried parking garage downtown
- No multistoried parking
- Bayvue apartments – east property behind chevron would be the most suitable for underground parking
- Underground parking in downtown park
- Limited multi story parking garage
- For some people the "shuttle" from a centralized parking area, would be more comfortable to their life style
- Small – multi- and underground parking, could be utilized. I feel there is a better way to utilize the Marinas parking area. A slight change in the present parking elevation and the relocation of two small living or office structures, could open up a tremendous amount of

parking space, especially if only one story of flat parking over the present ground level parking were feasible.

It appears from a laymans point of view the existing condo complex at the south boundary of the Marinas Parking area looking over, or at the roof tops of covered boat moorage. The territorial view to the south west is still there for the neighbors, and again this is only from a laymans point of view.

This additional parking would give close access to the Meydenbauer Bay park through the Wm. Lagen property, that I believe was sold to the City of Bellevue, some time ago, with some strings attached. I'm not sure but I think there is still one hold out property, preventing access to Meydenbauer Bay park from 99th Ave NE, but it's my understanding this is a long projected plan, and there will be many more stepping stones to put in place before this mission is accomplished.

- Underground parking under Downtown Park, Wildwood Park

Question 4: Traffic.

What can be done to manage vehicle traffic to, from, and around the new park?

- Narrow driving lanes
- Street closures
- One way streets
- Different street surface treatments
- Signage
- Other

Additional Comments:

- If you put in a shuttle service you won't have to worry about car traffic
- No parking at all
- No parking in residential areas.
- Main Street as a walking street.
- Encourage pedestrian traffic - huge problem now without a park
- Don't offer parking- only have pedestrian access
- Widen NE 8th
- Priority should be to not increase traffic in residential zones.
- Have a place for the shuttle off of Lake Washington Blvd, to load or unload or have the shuttles go down the present entrance to the park down the ravine
- Usage will probably not be great enough to need any changes from current system – shuttle service could handle basic flow increase

- Convert 'old Bellevue' business area into pedestrian mall. No parking on 99th below NE 1st.
- No through traffic. Major parking at downtown garage – moving sidewalk or “train” to Meydenbauer Park.
- No change needed/as is
- Don't block the Main Street – it is one of the few roads that work. People should walk to the park.
- These people interested will learn
- Narrow driving lanes at 100th
- Limit cars coming into Main

Question 5: Marina.

What function is most important for the marina to retain or develop?

- Public access to piers (e.g. water walk)
- Long term boat moorage (slip rental)
- Day use boat moorage for public use
- Other

Additional Comments:

- No long tem boat rental/slip rental
- No public boat launch, it will create a traffic mess.
- Day use boat moorage for public use, walk off traffic. Never allow public boat launching. Traffic in and out all day/weekend and trucks/trailers on side streets would be awful. Take a look at Kirkland's market street and Waverly way or Newport shores area on any boating season weekend. Those business/residential streets are a mess. Also the noise and commotion are unacceptable.
- Don't want a Kirkland feel.
- No day use boat moorage for public use. Day use boat moorage invites drunks and disorderly conduct
- No boat launch – that ruined downtown Kirkland traffic – noise and parking starting at six am, big rigs all over and a mess.
- Public access to piers and long term moorage.
- Canoe/kayak and rowboats rental
- Possible ferry service to Seattle (not a car ferry)
- Long term boat moorage (slip rental) – Bad
- Address noise and safety and security

- Day use boat moorage for public use – Bad
 - Public access to piers not necessary
 - Day use boat moorage with limited time
 - Limit transient moorage
 - Day use boat moorage for public use – limit to 14
-

Question 6: Park Use.

What activities should be encouraged at the park?

- Walking
- Swimming
- Boating limited
- Picnicking
- Entertainment with sound and other public nuisance restrictions
- Open play now available at Meydenbauer Beach Park
- Events now available at Meydenbauer Beach Park
- Other

Additional Comments:

- Limited boating, no launch and no overnight use
- No events
- Enjoying nature as a park use
- Historical
- Events are too noisy
- I have kids and there are plenty of playgrounds in Bellevue, don't focus on that. It would be great to go for a walk with my family and get ice cream. How about a "Dairy Queen"?
- Entertainment with sound and other public nuisance restrictions
- Open play now available at Meydenbauer Beach Park
- Events now available at Meydenbauer Beach Park
- In my opinion, the Downtown Park is sufficient and large enough to handle the crowd
- Limited open play
- Life saving and water safety events
- First aid
- Limited boating

- Childrens play areas
 - Restrooms
 - Enjoying art e.g., stone sculpture
-

Question 7: Park Improvements.

What facilities should be provided at the park?

- Children's play area
- Swimming beach now available at Meydenbauer Beach Park
- Water walk (public piers)
- Promenade
- Concessions
- Amphitheatre/band shell
- Picnic shelters
- Restrooms
- Cultural arts or performance center
- Other

Additional Comments:

- No concessions or cultural, arts or performance center, Bellevue already has this in other downtown areas.
- Historical emphasis as per eastside historical society recommendations.
- Concessions, amphitheatre/band shell, cultural arts or performance center – you have the current downtown park for this.
- It should not be vibrant – this park is being placed in a residential area.
- Limited concessions, small scale food concessions
- Small scale children's theatre
- Swimming beach and restrooms now available at Meydenbauer Beach Park and Clyde beach
- It would be great to hear some music but not concert venue type.
- Doggie bags
- Picnic shelters and restrooms are good
- No amphitheatre/ band shell
- Amphitheatre and band shell good for 'evenings at the park' with limitations. Could be at Downtown Park sloping over underground parking
- Covered picnic shelters – Good
- Limited concessions

- Limited picnic shelters
 - Restrooms – limited facilities as more are available at Downtown Park
 - Picnic shelters – big need – you never know in Seattle when it will rain
 - Childrens play area, swimming beach – exist
 - Water walk especially at new residential docks
 - Kayaks, rowboats, small sailboats
 - Restaurant at Lagen home
 - Water features e.g. fountain & recirculating water channels
-

Question 8: Park Character.

What qualities do you think are most important for the park to reflect?

- Serenity
- Natural Resource/"green"
- Urban
- Vibrant
- Historical
- Public assembly
- Active
- Passive
- Educational/interpretive
- Other

Additional Comments:

- A contrast to bustling Bellevue, a refuge, reclaim nature.
 - Northwest natural – complement bird and wildlife sanctuary
 - Public assembly on foot
 - No urban character and no public assembly
 - No urban character – we don't want more shopping in Bellevue
 - Urban – Bad
 - No urban
 - Historical good – for whaling information
-

Overall comments:

- Don't spoil our area
- What is meant by open space connection?
- No increase in building heights, no out of scale zoning changes, we want a waterfront park but the surrounding upland must stay residential, no boat launch and any zoning changes must be minimal, no raised heights above R30, no restaurant or deli open past six pm and no no bars.
- Do not plant tall trees to ruin views, nothing higher than thirty feet or you will be mired in lawsuits.
- Everything along water must stay low. Nothing higher than what exists.
- No mixed use 6-stories, mixed use 8-stories, mixed use 11-stories, mixed use 6 to 11 stories w/hotel, or low-rise hotel.
- No to rezone
- Keep lots of open green areas.
- Make 100th main entrance – use the new property you just bought for 9.5 million. Open it up with elevated viewing area and car turn around. Take buildings down. Make it a gentle grade.
- Lake Wash. Blvd. too narrow and needs no more traffic
- 99th is too sloped
- Viewing area off Lake Wash. Blvd. is good.
- Walking to park off Meydenbauer Way is a better grade.
- Lots of people don't use the existing park because its too hard a walk. They use Downtown Park.
- Congratulations on a comprehensive presentation. My personal priorities for the development of this area are walking paths, views, and serenity. The serenity can be accomplished by confining active recreation to the Downtown Park and the beach and play area at Meydenbauer Park, and confining auto, bicycle and motorized bike traffic for all except residents of the area and their guests, and Meydenbauer Yacht Club, to the periphery. It would be important to provide handicapped access to the picnic areas and vista points. It is a very exciting concept.

	A	B	C	D
1	Meydenbauer Bay Park and Land Use Plan			Current through 8/3/07
2	Consolidated Cumulative Public Comment			
3		Includes: Public meeting input, Comment forms, and correspondence including email		
4		Note: Some comments may have been provided more than once via different venues		
5				
6	Concept / Issue	Positive	Negative	Additional Notes
7				
8	Controlling Use of Bay			
9	Jet skis	2	2	newer jet skis ok/jet skis are dangerous
10	Implement NO WAKE rule / post very low speed / bouy	6		
11	Transient Moorage (day use or guest dock)	20	8	Suggest moorage charge. No overnight. Reservations. Relocate transient moorage.
12	Boat dock for pick up and drop off	6		non-motorized boats
13	Seaplane dock	3	3	
14	Boat rentals	5	3	Available at Enetai
15	Provide for kayak and canoeing	13		With tie ups; with cartop load/offload; launch
16	Provide for rowing	5		
17	Provide safe swimming area	10		
18	Boathouse / shellhouse	1		
19	Caretaker house	2		
20	Boat launch		2	
21	Gas dock		1	
22	Youth sailing classes	4		
23	Increase water flow to reduce mosquitos	1		
24	Increase boat activity in bay	2	1	Include Argosy, Christmas ships
25	Remove piers associated with COB owned residences	1		
26	Keep park open after sunset	1		to allow evening canoeing/kayaking
27				
28	Potential Park Improvements			
29	Expand beach	3		
30	Swimming and diving opportunities	7		Includes swim to dock in deeper water
31	Picnic shelters / areas	10		Some covered
32	Boardwalk/promenade	10		Along water; Extend east of park property; on high ground away from water, wide, with amenities

	A	B	C	D
6	Concept / Issue	Positive	Negative	Additional Notes
33	Amphitheater	5		Includes seating for weddings, fireworks, entertainment, speeches, Shakespeare, summer
34	Waterfront restaurant	4		maritime theme, seafood potential
35	Retail	5	1	To keep area active evenings
36	Dance area	2		with room for musicians
37	Loop trail system	10		
38	Restrooms	4		
39	Museum of history	4		and café
40	Splash/water feature/water slide/wading pool for small children	5		
41	Sky tram	1		
42	Volleyball courts	4		
43	Non programmed open space/lawn areas	9		
44	Fountains	5		colored lights
45	Expand childrens play area	3	1	
46	Benches	3		
47	Concessions - snacks/rentals	4	3	Pastry shoppe
48	Swings	1	2	
49	Gardens	2		
50	Woodland walks	1		
51	Bicycling/unicycling	2	1	includes rental
52	Walking, general	6		
53	Remove residential structures on city property	3	1	
54	Moor historical boat for events	3		
55	Educational facility for interpretation and history	2		
56	Trees for shade	4		Elm trees suggested
57	Merry-go-round or similar for kids	2		encourage exercise, burn calories
58	Skateboarding		1	noisy, dangerous
59	Sundial	2		built into wading pool with timed sprays
60	Mechanical water ski tow rope for kids	1		
61	Coin-operated telescope	1		
62	Statue	1		
63	Off leash dog area	1		
64				
65	Marina			

	A	B	C	D
6	Concept / Issue	Positive	Negative	Additional Notes
66	Keep rental slips	9	1	
67	Optimize marina revenue	1		existing vacant slips not being rented out
68	Reduce/eliminate piers	1		
69	Personal watercraft access	2		
70	Add parking near Piers	4		
71	Motor boats	3	2	
72	Eliminate rental duplex	1		
73	Small dry dock	1		
74	Public access over water using existing piers	8	2	make piers flexible for more than one use
75	Fuel dock		1	
76	Hand boat launch		1	requires parking
77	Pump out station	1		
78	Slips assigned to neighborhoods	1		rotate assignment throughout the season
79	Encourage sailboats	1		
80	Slips for historic vessels	1		one or two slips
81				
82	Access, Accessibility and Parking			
83	Ensure easy access by boat	3		
84	Concentrate on pedestrian access	8		majority of users from local neighborhoods
85	Minimize vehicle access	6		Includes using shuttles, drop offs
86	Provide accessible route	4		Includes for those with wheelchairs or walkers
87	Provide handrails along path to water	1		
88	Provide drop off for differently abled, seniors and families	3		and emergencies
89	Access via Bellevue Place with welcoming green	1		
90	Create nice access to water along Meydenbauer Way	1		
91	Visual access/view corridors	6		
92	Water taxi/passenger ferry	3		
93	Minimize parking in park	9		provide onstreet parking in the upland and downtown areas; north of Main St
94	Widen boulevards/sidewalks	4		100th between 1st and Main
95	Area trolley/shuttle	9		
96	Minimize traffic impacts	8		Slow traffic on Main and Lk WA Blvd; Main St can't handle add'l traffic
97	If there is parking in park, allow only park users	2		
98	Provide bike parking	2		

	A	B	C	D
6	Concept / Issue	Positive	Negative	Additional Notes
99	Make Main St, 99th, and 100th ped friendly to water	12		slow traffic
100	Limit vehicle access along Meydenbauer Way	2		
101	Make 102nd one way at Main Street	1		
102	Remove vegetation on NE 1st between 98th and 99th	1		
103	Provide/Maximize underground parking	3		
104	Pedestrian sky bridges	2	1	
105	Minimize vehicle/pedestrian conflicts along Main St	1		
106	Provide street furniture-benches	2		
107	Provide parking at Wildwood Park	1		
108	Landscaped hillclimb	1		
109	Good ped connections to Downtown Park	1		
110	Ped connection to Wildwood Park	1		
111	Parking structures in Old Bellevue		1	will destroy the community
112	Parking in primary study area		2	
113	Parking in secondary study area	3		could have ground floor retail; including Downtown Park
114	City owned parking structure	4		at Wildwood? At corner of Main and 100th
115	Restrict 102nd to pedestrian use	1		between NE 1st and Main
116	Pedestrian bridge across NE 1st	1		no vehicle bridge
117	Emphasize NE 8th for through traffic	2		de-emphasize Lake Wash Blvd; make NE 8th 4 lanes
118	Move traffic to NE 1st	1		
119	Make Main St one way		1	just speeds up traffic
120				
121	Park Character			
122	Aesthetics	2		
123	Connected to Downtown Park, Wildwood and Clise	10		cut through block pathways
124	Safe for walking even at night	3		more light at night
125	Serene / peaceful	7		
126	Crime prevention/Lighting/police enforcement	10		
127	History / interpretation	43		maritime, whaling, hydroplane, Bellevue early days, farming, old Main Street, coast guard, Wildwood, lowering of lake, use art, vintage photos
128	Maintained, not overgrown, open space	4		for frisbee etc
129	Residential	2		

	A	B	C	D
6	Concept / Issue	Positive	Negative	Additional Notes
130	Farmers Market	4		
131	Attract tourists	2	1	
132	Natural areas to enjoy views and nature	4		
133	Retain historic buildings for reuse	9	2	
134	Modern art	1	1	whale fountain
135	Range of uses-green to urban; passive and active	3		
136	Plan for year around use	2		
137	Commercial	1	2	encourage local business
138	Oriented to marine activity	1		
139	Landscaping reflects agricultural history	1		
140	High quality park structures (design)	1		
141	Maintain in natural state	1		
142	Do not have a park	1		
143	Select a few manageable improvements/activities	1		park is small
144				
145	Environmental			
146	Water quality / weed control	15		
147	Noise control	10		Noise carries over water; locate noisy activities away from residents; provide berms
148	Maintain trees and plants to attract birds, etc	2		
149	Bird/wildlife protection/refuge	7		
150	Bay is small, protect	4		
151	Environmental education	8		
152	Dredge bay	3		
153	Development should improve site environment	3		
154	Natural beach	1		
155	Restore Meydenbauer Creek	1		
156	Upgrade storm system	1		
157				
158	Upland Area Character and Land Use			
159	Restaurants with boat access	1	1	
160	Residential	5	3	
161	Restaurants / cafes	12	2	
162	Lodging	1	4	
163	Low rise, control building height	5		

	A	B	C	D
6	Concept / Issue	Positive	Negative	Additional Notes
164	Shops/1st floor retail	9	4	small local businesses
165	Concessions for food, drink, balloons, bikes	1		
166	No change	1		
167	Preserve Main Street character and small businesses	6		Includes extend
168	Retain Old Bellevue Chevron	1		
169	Open Space	1		
170	Underground/clean up overhead lines	2		Lake Wash Blvd, NE 1st, 99th NE; up to NE 8th
171	Vertical mixed use with parking under Main	1		
172	Incorporate park upland instead of vice versa	1		
173	Parking	1		
174				
175	Comparison Parks			
176	Bellevue Downtown Park	1		
177	Clyde Hill Park		1	Overgrown
178	Kirkland Waterfront	4	3	
179	Kirkland Marina Park	1		
180	Renton Waterfront	3		Coulon Park
181	Seattle Harbor Steps	1		
182	Seattle Sculpture Park	1		
183	Seattle Madison and Madrona	1		
184	Seattle StanSayers Pit	1		
185	Ballard Locks Terraces	1		
186	Olympia Market District	1		
187	Indianapolis	3		terraces and promenade
188	Amsterdam		1	
189	Detroit	1		Promenade
190	Charleston	1		
191	Lake Erie	1		Water channelization
192	New London	1		
193	Kelowna BC promenade	1		
194	Beijing	1		Easy canoe access (?)
195	Wheeling	1		terraces
196	Barcelona 1992 Waterfront Makeover	2	1	
197	Alexandria, VA Waterfront	1		
198	Stanley Park (Vancouver)	1		

	A	B	C	D
6	Concept / Issue	Positive	Negative	Additional Notes
199	Leschi	1		has connections via Olmstead boulevard
200	Bothell Landing	1		
201	South Lake Union	1		some aspects
202	Elliott Bay		1	
203	Gas Works		1	
204	Santa Monica Pier		1	
205	Honolulu	1		
206	Luther Burbank	1		
207				
208	Planning Process			
209	Display at Library	1		
210	Notify all homeowners about project	1		
211	Listen	1		
212	Many meetings for public comment	1		
213	Stop development in target areas	1		
214	Protect adjacent neighborhoods; ensure police enforcement	4		
215	Test accessibility measures w/ handicapped person	1		
216	List all historical uses on display boards	1		
217	Plan for proactive police enforcement	1		
218	Purchase add'l property, strengthen connections	2		
219	Plan for development densities and design guidelines	1		