



MEMORANDUM

DATE: June 13, 2007

TO: Meydenbauer Bay Steering Committee

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

SUBJECT: June 21, 2007 **Agenda Item # 5.a** – Discussion of Primary Issues/Planning Principles

In order to develop viable land use scenarios and park program plan, it is necessary to work through and come to a degree of consensus on certain fundamental issues. We have compiled a list of primary issues that have emerged from public comments received to date and from discussions among staff and our consultant team. These issues have been broadly identified as:

- Overall park character
- Upland character
- Access/mobility
- Moorage
- Environmental
- Historical

As shown on the enclosed document, each issue raises several related considerations. Some of these will be more difficult to resolve than others, and all issues may not get resolved at the same time. Still, for the consultant team to begin forming alternative planning scenarios the Steering Committee needs to provide direction to them. To do so necessitates a discussion of these primary issues on June 21 in sufficient detail that, when combined with public input received at upcoming Public Event # 2 in early July, allows the team to return to the Steering Committee on July 19 with some broad scenarios that can be refined further at that time.

The enclosed description and list of issues is by no means exhaustive. But these issues are likely to persist throughout the planning process and therefore require early attention. The Planning Principles established by the City Council for this project provide general guidance for each of these issues. The enclosure identifies which principles speak to which issue. A matrix showing the full text of each Planning Principle and identifying the issue to which each applies is also provided.

We look forward to discussing these issues on June 21. There will likely be much overlap between this agenda item and the one that immediately follows (Item 5.b – Opportunities & Constraints). This promises to be a heavily interactive and productive meeting.



Meydenbauer Bay Project

PRIMARY ISSUES

June 13, 2007

Issue 1:	Overall park character
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Description: Character sets the general park theme and feel, and will influence the types of uses and activities that will be planned for the park.

Considerations: Relation of community-wide park to surrounding neighborhood
Quiet/serene/restful vs. vibrant and active
Natural shoreline vs. reinforced shoreline
Green/sand areas vs. hardscape
Commercial uses (vendors, rentals, eating/drinking establishments)
Opportunities in and connections to nearby parks

Planning Principals: 1. *Remarkable and memorable shoreline experience.*
2. *Spectrum of activities.*
5. *Pedestrian priority.*
6. *Economic vitality.*
7. *Superior design.*
8. *Environmental stewardship.*
9. *History.*

Issue 2:	Upland character
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Description: Character sets the theme and feel for the properties lying between the new park and the downtown, where the connections from Downtown Park and Old Bellevue to the new park will occur. This will influence the built form, range of uses, and strategies and incentives for achieving the desired outcome.

Considerations: Market realities and opportunities
Degree of intensification
Range of uses
Density and height
Degree incentives vs. regulations
Private property vs. city-owned property
Moratorium

- Planning Principles: 1. *Remarkable and memorable shoreline experience.*
 3. *Complementary land uses.*
 4. *Increased physical and visual access.*
 5. *Pedestrian priority.*
 6. *Economic vitality.*
 7. *Superior design.*
 10. *Neighborhood enhancement and protection.*

Issue 3:	Access/mobility
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Description: How should traffic, parking, and pedestrian movement occur through and within the new park and the connections to downtown? How can the topography be turned from an obstacle to an asset?

- Considerations:
- Visual access corridors
 - Physical access corridors
 - Handicap accessibility to and throughout park
 - Parking
 - Near vs. far, and Centralized vs. nodes
 - Surface vs. structured; above ground vs. underground
 - Amount/type/location within park
 - Control of overflow in neighborhoods
 - Means of overcoming topography
 - Terraces, stairs
 - Tram, Escalator, Elevator
 - Pedestrian circulation/connection to Downtown Park, Clyde Beach Park, Wildwood park, and neighborhoods
 - Shuttle

- Planning Principles: 3. *Complementary land uses.*
 4. *Increased physical and visual access.*
 5. *Pedestrian priority.*

Issue 4.	Moorage
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Description: The City presently operates a three-pier marina at the east end of the future park. What should be its future?

- Considerations:
- Slips – quantities and sizes
 - Day use vs. Long-term
 - Public access on piers
 - Roofs – retain vs. remove
 - Reconfigure vs. retain existing
 - Moorage support services
 - Relationship to Meydenbauer Bay Yacht Club
 - Parking: Dedicated? Off-site? Pay?

Planning Principles: 1. *Remarkable and memorable shoreline experience.*
2. *Spectrum of activities.*
8. *Environmental stewardship.*

Issue 5.	Environmental
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Description: What measures should be taken to improve and sustain environmental quality?

Considerations: Water quality – bay
Water quality – upland to bay (drainage, sewer outfall/pump station)
Culverted stream?
Marina revisions
Shoreline characteristics (beaches, bulkheads, etc)
Education/interpretive program

Planning Principles: 8. *Environmental stewardship.*

Issue 6.	Historical
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Description: How should Bellevue's historical roots be captured in the new park?

Considerations: Building retention vs. demolition
Building conversion/use (if retained)
Meydenbauer homestead of the bay
Ferry history
Vessel *Fresno* burning/sinking
Whaling history
Planning principles say use art to express

Planning Principles: 2. *Spectrum of activities.*
6. *Economic vitality.*
9. *History.*

Planning Principles		Issue 1 - Overall park character	Issue 2 - Upland character	Issue 3 - Access / mobility	Issue 4 - Moorage	Issue 5 - Environmental	Issue 6 - Historical
1	Remarkable and memorable shoreline experience. The park will be an extraordinary community-wide public asset. The new park will greatly increase waterfront access, recreational opportunities for all Bellevue residents, and in conjunction with its proximity to the Downtown Park and neighborhood, establish Bellevue as a waterfront city. The surrounding area should complement and take advantage of the unique shoreline location.	X	X		X		
2	Spectrum of activities. The new park should provide visitors with a wide range of activities and experiences, from active recreation such as swimming and sailing to passive enjoyment of intimate, green, natural areas. The park plan should artfully blend traditional park uses with a new urban experience, allowing individuals to enjoy different or multiple experiences with each visit or over time.	X			X		X
3	Complementary land uses. Urban design and land uses in the upland area adjacent to the park should be pedestrian-oriented and serve the broader community to make the transition from the upland to the shoreline seamless, enjoyable, inviting, and compelling. They should draw the pedestrian toward the water, convey a sense of excitement, and provide an interactive experience between the waterfront and upland areas.		X	X			
4	Increased physical and visual access. Corridors that visually open up the waterfront from upland areas and that facilitate pedestrian movement from Downtown Park to the waterfront should be maximized. It is critical that corridors and public spaces overcome real or perceived physical obstacles to reaching the shoreline.		X	X			
5	Pedestrian priority. The park and its connections should be places that can be enjoyed by pedestrians without fear of conflicts with automobiles. Where vehicle drives or parking areas are necessary, they should be designed and located to promote a "pedestrian first" message.	X	X	X			

Planning Principles

	Issue 1 - Overall park character	Issue 2 - Upland character	Issue 3 - Access / mobility	Issue 4 - Moorage	Issue 5 - Environmental	Issue 6 - Historical
6	Economic vitality. The park and its connections should support the nearby business community, providing an interactive and welcoming environment for downtown employees, residents, and visitors. Land uses and urban design elements should contribute to the economic vitality of the area as a whole.	X				X
7	Superior design. The park should be reinforced, communicated, and celebrated through high quality urban design, landscape architecture, building design, and streetscape treatment, not only within the park itself but also throughout nearby public spaces and park connections. The plan should reflect a high standard of excellence.	X				
8	Environmental stewardship. The park design should respect and reflect its unique and sensitive waterfront setting. The plan should explore opportunities to incorporate measures that improve the shoreline characteristics and water quality in the bay. Best practices for sustainable building and land management should be incorporated.	X		X	X	
9	History. The park design should recognize the heritage of Meydenbauer Bay, from the time of Native Americans, explorers, and early settlers to the industries of whaling, ferrying, and today's residential and pleasure boat moorage. The plan should assess opportunities to preserve and reuse structures of historical note and incorporate means to animate the Bay's rich heritage through public art and interpretive programs.	X				X
10	Neighborhood enhancement and protection. The land use component should be a catalyst for revitalization of older uses while minimizing impacts on neighboring residential areas. Redevelopment of properties in the study area or conversion of apartment buildings to condominiums is expected in the foreseeable future. The land use plan should ensure through rules or incentives that these actions occur in a manner that is both consistent with the area's land use vision and sensitive to adjacent residential uses.	X				