



DATE: February 4, 2008

TO: Parks & Community Services Board

FROM: Robin Cole, Project Manager, Parks 452-6195
rcole@bellevuewa.gov
Mike Bergstrom, Project Manager, PCD 452-6866
mbergstrom@bellevuewa.gov

SUBJECT: Status Report on Meydenbauer Bay Park and Land Use Plan

Background

The last Park Board update on the Meydenbauer Bay Park and Land Use Plan was on October 9, 2007. At that time, we provided three alternatives that showed conceptual park scenarios as a context for the more specific land use alternatives. Although the preliminary alternatives included concepts for the park area, no further work has been done on the park plan since September. The focus of the steering committee since that time has been on the land use component, due to the fact that the land use moratorium first imposed in January 2007 was set to expire January 30, 2008. The steering committee reached consensus on January 17, 2008, and the preliminary preferred land use plan concept will be set aside until the park plan reaches a similar level of development and consensus, when the two plans will be integrated. The integrated plan will undergo SEPA review and public hearings before the Park & Community Services Board and Planning Commission before it is forwarded to the City Council for review and approval, hopefully by the end of 2008.

Land Use Concept

During September through December, the steering committee discussed and refined land use alternatives for two geographic areas within the primary study area which we now refer to as the "Upper Block" and "South of Main". The Upper Block lies between Lake Washington Blvd and NE 1st Street, and between 99th Ave NE and 100th Ave NE. South of Main lies between Main Street and Meydenbauer Way SE, and between 100th Ave SE/Bellevue Place and 101st Ave SE. The two areas were differentiated for planning purposes due to their different characteristics and opportunities. The committee worked hard to reach consensus on a preliminary preferred land use alternative prior to the expiration of the moratorium. Consensus on both the Upper block and South of Main areas was reached at the January 17, 2008 steering committee meeting and is described below, along with the issues and elements that will continue to be refined and discussed throughout park planning and integration of plan elements. The preliminary preferred land use concept is described below, and following are the graphic materials which the steering committee used for their consensus discussion. The formalized preliminary preferred land use concept plan should be available soon, and will be forwarded to you.

Upper Block

The primary objective of studying the Upper Block was to determine whether a public view and/or pedestrian corridor through the block could be obtained through redevelopment incentives that would produce greater economic return to property owners than could be expected from existing development options. The incentives that were explored assumed 100% private market driven conditions, with no public financial support.

Through view analysis and economic analysis, it was determined that ground-level views through the block would be limited or non-existent due to topography and surrounding development, and that the degree of financial incentive required to ensure redevelopment and the provision of a public corridor through the block would be so great that it would result in building forms and heights that would be out of scale with the surrounding neighborhood. Therefore, the conclusions and direction of the committee include:

- Potential for ground-level views of Meydenbauer Bay from NE 1st are limited or non-existent;
- 100% market-driven land use incentives that would guarantee redevelopment of aging properties to provide public corridors through the block are not worth the building form that would result;
- Incentives that might influence redevelopment of aging properties should be pursued, acknowledging that this would not result in public corridors. Such incentives might include:
 - Increased density;
 - Increased lot coverage;
 - Reduced parking;
 - Flexible setbacks.
- Focus should be on improving existing rights-of-way (eg. sidewalks, surface treatments, pedestrian amenities, art and signage) to provide enjoyable connections to the waterfront.

South of Main

The South of Main concept would create a pedestrian-oriented “grand entry” to the park, using the 100th Ave SE right-of-way and adjacent properties to provide views, plazas, and activities. Other park entry locations and designs will be determined through the park planning process.

This concept “blurs” the line between public and private spaces, to maximize the public experience and the pedestrian environment. Private spaces and uses would help activate and extend the public realm.

A key component of this concept is the closure of 100th Ave SE/Bellevue Place SE to vehicle traffic, and its absorption into the pedestrian environment. This unites the properties on the east and west sides of the street, allowing for a more powerful and graceful entry to the park. This potential closure is controversial among those who use 100th Ave SE as a route to and from Main Street. In response, the Fire Department and Transportation Department have reviewed the concept and have provided input. The Fire Department has determined that emergency services can be provided to existing and future developments under this concept. That Department has provided information on design standards to incorporate into the plans as we move forward.

The Transportation Department has modeled the street closure to determine impacts on the transportation system and traffic movements. That Department has concluded that the impacts will be negligible, but recognizes that it could result in inconveniences to motorists who now use that route. Those impacts can be addressed through intersection and other system improvements. The Transportation Department concludes that the road closure would have several beneficial effects, and supports the concept.

The South of Main concept includes the following features:

- Encouraging coordinated redevelopment of Chevron, Bayvue Village, and Meydenbauer Apartments sites to provide public benefit;
- Closure of 100th Avenue SE/SE Bellevue Place to vehicle traffic;
- Use of water features as a unifying theme;
- Southerly expansion of retail uses;
- Increased density on east Bayvue Village and Meydenbauer sites (to 60 units per acre);
- Existing height limits maintained on all parcels;
- Shared underground parking, with possibility for public parking;
- Through-block connection to Wildwood Park;
- Changed character of Meydenbauer Way SE (more pedestrian-friendly)

Continuing land use plan issues that will be refined and discussed throughout park planning and integration of plan elements:

- Use and design of the west Bayvue Village Apartments parcel;
- Final design of the 100th Avenue SE/Bellevue Place SE right-of-way;
- Public parking quantity and location(s);
- Park relationship/connections to surrounding parks;
- Vehicle access to The Vue Condominium.

Parks Master Plan

We are very excited to be transitioning to the parks master plan portion of the project. It is remarkable that since we began the project in early 2007, the city has completed two additional acquisitions in the study area. The addition of the October 2007 purchase of the Bayvue Village Apartments, which includes two parcels of land totaling 1.51 acres, resulted in a continuous City ownership from the southwest corner of downtown to the water, making possible the creation of a significant entry experience linking the future waterfront park with the downtown. The December 2007 purchase of the Cich property at 9819 Lake Washington Boulevard completed City ownership of the entire block of land between Lake Washington Boulevard and Lake Washington, from Meydenbauer Beach Park to 99th Avenue SE. This purchase eliminated a “gap” in the midst of City-owned property. The Bayvue Village Apts and Cich purchases both involved willing sellers, and both contribute substantially to an eventual waterfront park and connection to adjacent neighborhoods.

Earlier in the planning process, issues emerged from public comment, steering committee discussion, consultant and staff research. Water quality, marina uses and configuration, shoreline treatment, stream restoration, park character, park uses, upland and bay carrying capacities, best management practices, parking access and circulation are all topics that will require discussion and input. In advance of that work, we are now preparing to have accomplished technical work that will inform the development of alternatives, provide a basis for

discussion and alternative refinement. A schedule of steering committee meetings, public events and project milestones should be available in late February.

We look forward to sharing our progress with you and gaining your insight. If you have any questions, please feel free to contact us directly via phone or email.

Attachments

1. City-Owned Properties – Meydenbauer Bay Area
2. Waterfront District Land Use Concept-January 2008
3. South of Main Land Use Concept-January 2008

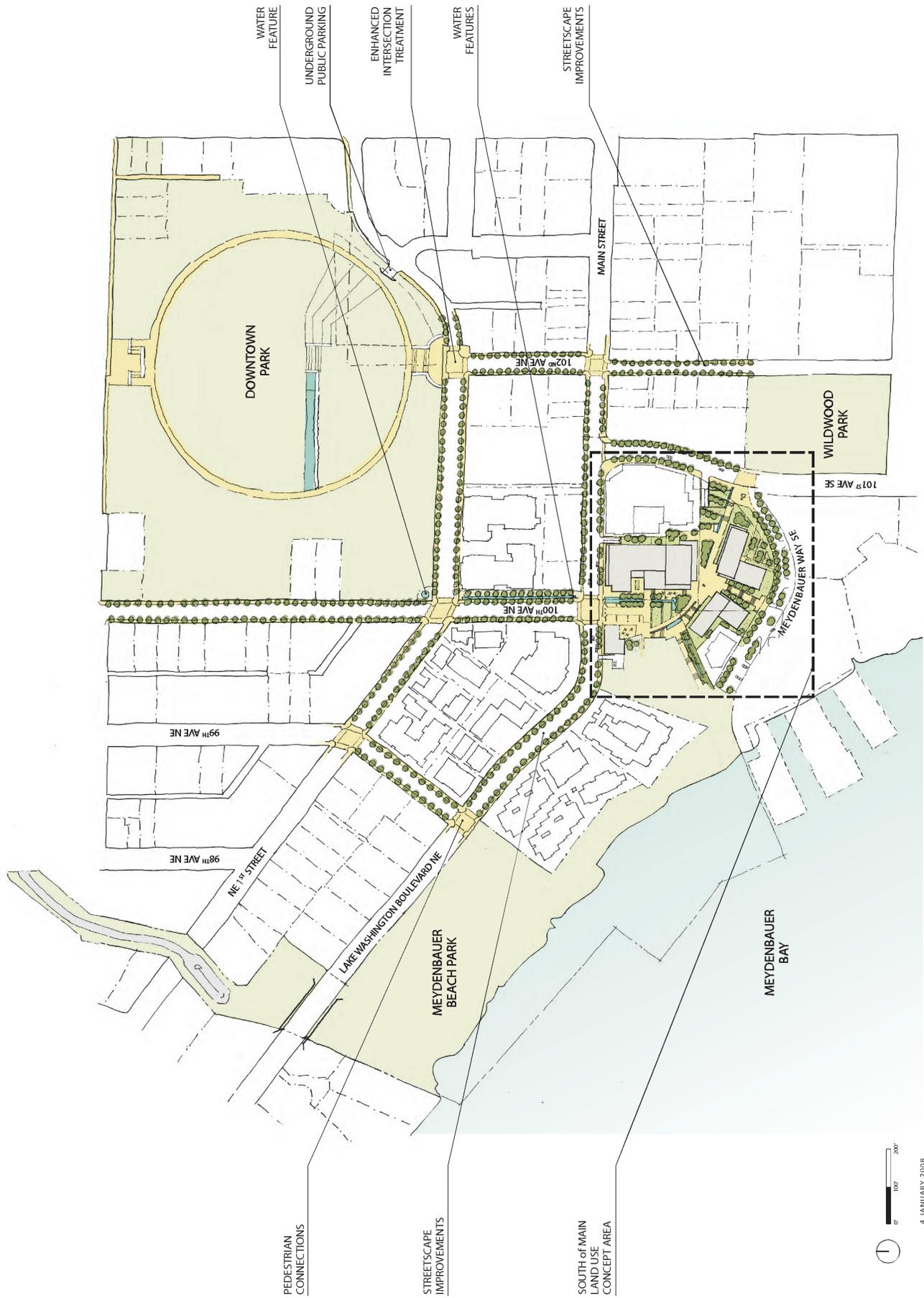
Meydenbauer Bay City-Owned Properties



Lake Washington / Meydenbauer Bay

© AEROLISTPHOTO.COM

WATERFRONT DISTRICT LAND USE CONCEPT



4 JANUARY 2008

The information in this material was compiled, written, and/or prepared by an independent consultant and does not represent any endorsement, approval, or recommendation by the City of Bellevue.

SOUTH of MAIN LAND USE CONCEPT

