

City of Bellevue
Parks & Community Services



MEMORANDUM

Date: May 12, 2011
To: Hal Ferris, Chair
Planning Commission
From: Faith Roland, Chair
Parks & Community Services Board
Subject: Shoreline Master Program Comment Letter

Thank you for the opportunity to comment on the draft Shoreline Master Program. Development Services staff attended our meetings in April and May to provide information on the update process. Upon review of the draft policies, the Parks & Community Services Board offers three overarching principles for the Planning Commission to use as it considers regulations impacting public access, shoreline recreation and open space uses. Additionally, the Board provides specific draft policy modifications for your consideration that support these principles.

The SMP should support the City's long-standing policy of increasing public access to the shoreline and preserving open space.

The city's first park acquisitions in the 1950's were shoreline parks. Since that time, acquisition and development of shoreline and wetland parks has remained a top priority. The 2010 Parks & Open Space System Plan, as adopted by the City Council, calls for continued waterfront, wetland and stream-side acquisition for the next 20 years to increase access for all Bellevue residents and preserve unique and valuable open space. Public access can be improved by maintaining and improving public view corridors¹ and improving directional signage to existing facilities. Further, and in combination with the above, requiring major private redevelopments to design for public view and access can assist in reaching the Shoreline Management Act's public access goal.

The SMP should recognize that parks use a small percentage of Bellevue's overall shoreline to serve all Bellevue residents. To accommodate demand, intense use of the shoreline is often necessary.

Bellevue's waterfront parks are highly used facilities. Less than 4% of residential lots in Bellevue front water. The vast majority of Bellevue residents consider Bellevue parks their waterfront property. Bellevue's population of 122,000 has access to approximately 12% (1.7 miles) of Bellevue's shoreline in the form of public parks. The high demand on these facilities is reflected in a 2009 statistically significant survey of Bellevue residents finding that 69% of Bellevue residents visit a community beach, waterfront park or boat launch at least twice every year. Almost 40% visit six or more times per year.

The SMP should allow a balance of public access, ecological restoration and historic and cultural preservation and restrict uses in shoreline and wetland parks that do not advance these interests.

The 2009 Bellevue resident survey referenced above found that Bellevue residents express a strong desire for the City to continue to develop waterfront parks and boat launches, improve the ecological function of forests, wetlands, lakes and streams and preserve

¹ A concept supported by draft policy SH-43

historical structures and heritage sites. The City has been able to make this balance under the existing SMP and seeks to continue under the new regulations. Consider the following from the 2010 Parks & Open Space System Plan:

Mercer Slough Nature Park is an excellent example of parkland serving multiple functions. It offers trails for pedestrians and bicyclists and waterways for canoes and kayaks. The wetlands and waterways of Mercer Slough provide habitat for more than 160 different species of wildlife, including heron, beaver, and salmon. A sense of Bellevue's historical and cultural heritage is preserved at the historic Winters House and through the continuing agricultural practices of farming blueberries in the park. In addition, the Pacific Science Center offers environmental education programs at the Mercer Slough Environmental Education Center. Added to this, the Slough provides immense benefits in stormwater detention, water quality filtering and carbon emission capture and storage.

To aid in aligning the draft SMP policies to the above principles, the Parks & Community Services Board recommends the following draft policy modifications. The first recommended modification adds weight to the community's priority of creating additional public access and more directly transfers the meaning and intent of existing SMP Policy SH-21 into the revised policy set.

General Policies

SH-18. ~~Provide~~ Encourage acquisition and development of additional public or community access consistent with the existing character of the shoreline, the scale or type of development, and in full consideration of the impact on ecological function.

The second recommended modification broadens the scope of the policy to address a wider variety of water-oriented recreation activities.

Recreation Use Policies

SH-63. Encourage existing recreation facilities to provide as appropriate, access to a variety of public water-enjoyment activities including but not limited to non-motorized boat launching facilities. Require new recreation facilities to provide as appropriate, access to a variety of public water-enjoyment activities including but not limited to public non-motorized boat launching facilities where feasible.

The third recommended modification adds a new policy that encourages higher utilization of existing shoreline recreation resources by better directing residents to their location through signage.

Sign Policies

SH XX(new): To promote and facilitate public enjoyment of the waterfront, encouraging signage and wayfinding techniques to direct individuals to public access points from nearby streets and trails.

City of Bellevue
Parks & Community Services



MEMORANDUM

Date: March 20, 2012
To: Kevin Turner, Chair
Planning Commission
From: Lynne Robinson, Chair
Parks & Community Services Board
Subject: Parks and Recreation Uses and the Shoreline Master Program

Thank you for inviting the Parks & Community Services Board to participate in your discussion of the Shoreline Master Program (SMP). The Board has received periodic presentations on the SMP project over the past several years. Our last communication to the Planning Commission, dated May 12, 2011 includes three general principles that we asked be considered in drafting regulations impacting public access, shoreline recreation and open spaces uses. These principles remain important to the Board and are attached for your review.

Evaluating potential impacts to public parks and open space brought by changes to the SMP is complicated work. Portions of the following 14 parks and facilities are within shoreline jurisdiction:

- Clyde Beach Park
- Meydenbauer Bay Park & Marina
- Chism Beach Park
- Burrows Landing
- Chesterfield Beach Park
- Enatai Beach Park
- Mercer Slough Nature Park
- Sweylocken Boat Launch
- Kelsey Creek Park
- SE 40th Street Boat Launch
- Newcastle Beach Park
- Lake Sammamish Properties (undeveloped)
- Robinsglen Nature Park
- Lake Hills Greenbelt

These facilities are all unique in their location, the type of water-enjoyment opportunities available and in the ecological health of each site. We believe that the City, through the leadership of its Council and boards and commissions has a strong track record of providing public access for all Bellevue residents to portions of the city's waterfront, balanced with environmental protection of the shoreline.

The Board understands that there has been interest in the Meydenbauer Bay Park and Land Use Plan and its relationship to the Shoreline Master Program. The Parks & Community Services Board strongly supports the Council's adopted master plan. Several documents are attached to provide the Commission with information specific to this plan. It is worth noting that the City has invested over \$1.5 million supporting the public outreach and planning that resulted in the park and land use plan. Public involvement has included, to date:

City Council: (1/2007 – 12/2010)

- 17 public meetings and 2 public hearings

Steering Committee: (4/2007 – 11/2009)

- 21 public Steering Committee meetings
- 6 public workshops/open houses
- 2 public hearings

Planning Commission (4/2007 – 2/2010)

- 5 public Planning Commission meetings

Parks & Community Services Board (4/2007 – 4/2010)

- 10 public Park Board meetings
- 1 public hearing

Environmental Review – EIS (including public hearing)

The plan's Implementation Principles ensure that public outreach will continue in the future under the full oversight and control of the City Council.

We look forward to providing any information that will be helpful to Commission as it continues to evaluate local SMP regulations for all Bellevue parks and recreation facilities within shoreline jurisdiction.

Attachments

- May 12, 2011 Memo, Parks & Community Services Board to Planning Commission
- Citywide maps of shoreline parks
- Meydenbauer Bay Park and Land Use Plan Executive Summary, Map and Implementation Principles
- City Council Resolution No. 8182, adopting the Meydenbauer Bay Park and Land Use Plan



City of Bellevue
Parks & Community Services



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Public Access Areas

Lake Washington, Mercer Slough, and Kelsey Creek

City of Bellevue Shoreline Master Program

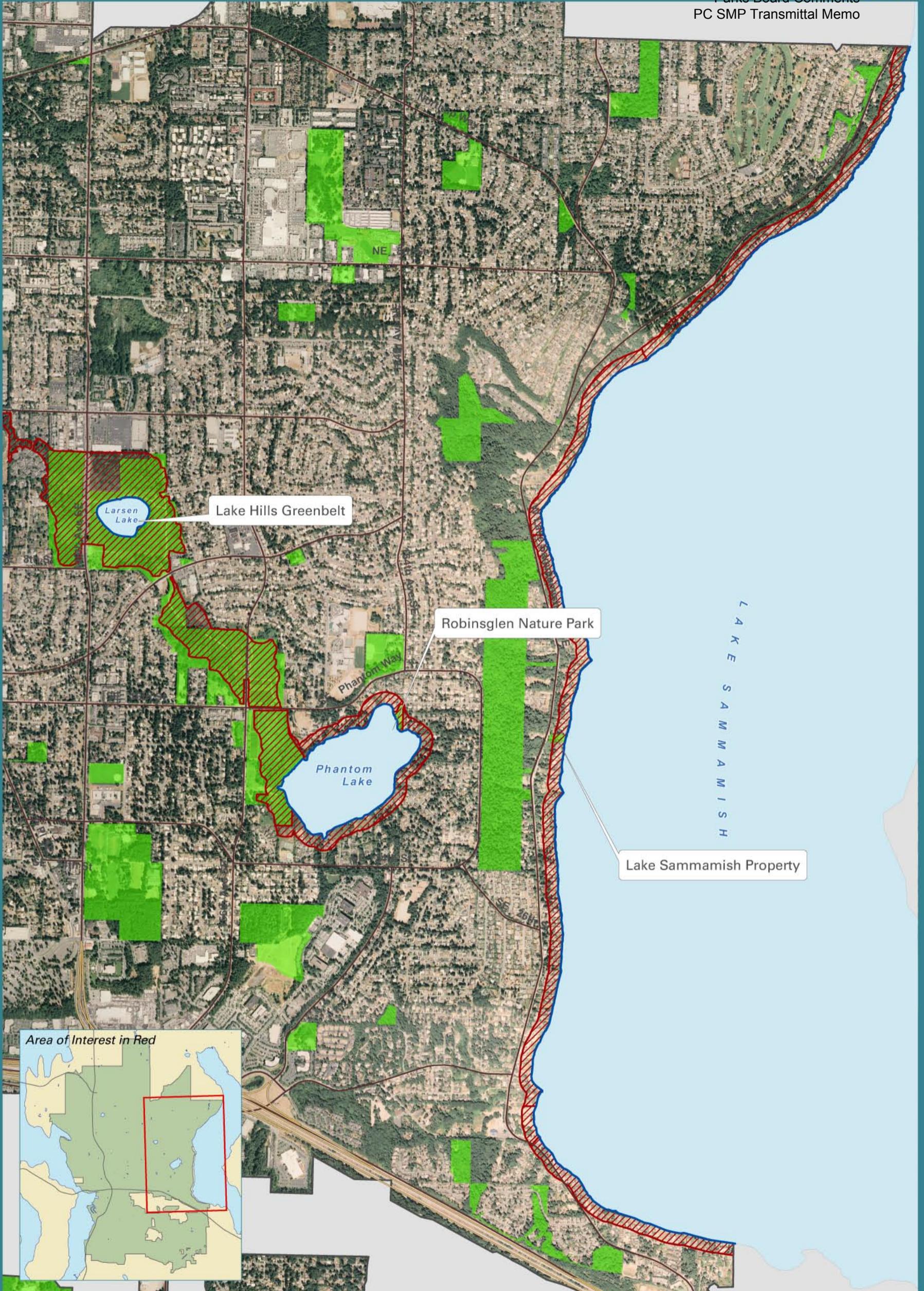
Figure 8b



August 2008
Data: The Watershed Company, City of Bellevue

- Public Access Areas
- Shoreline Jurisdiction
- Ordinary High Water Mark
- Lakes
- City Boundary
- Highways
- Major Streets

Shoreline jurisdiction boundaries depicted on this map are approximate. They have not been formally delineated or surveyed and are intended for planning purposes only. Additional site-specific evaluation may be needed to confirm/verify information shown on this map.



Public Access Areas Lake Sammamish/Phantom Lake

City of Bellevue Shoreline Master Program

Figure 8c

0 500 1,000
Feet

August 2008
Data: The Watershed Company, City of Bellevue

- Public Access Areas
- Shoreline Jurisdiction
- Ordinary High Water Mark
- Lakes
- City Boundary
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- Major Streets

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The full plan can be viewed at:
www.bellevuewa.gov/meijdenbauer_project_intro.htm

Meydenbauer Bay

PARK AND LAND USE PLAN

Adopted by Council
December 13, 2010
Resolution No. 8182





CHAPTER 1: EXECUTIVE SUMMARY

The City of Bellevue has long had a vision of connecting the Meydenbauer Bay waterfront to Downtown Park to create a signature park and waterfront destination. In 1953 King County conveyed a small parcel to the City to use for park purposes. With acquisition of a small adjacent parcel soon after, the City improved the existing Beach Park. In 1987 the City's Park, Recreation, and Open Space Plan identified acquisition of the Meydenbauer Bay waterfront as a major focus to provide unequal waterfront amenities and connect the waterfront to Downtown Park and the downtown. Since the late 1990s, Bellevue has acquired land along Meydenbauer Bay as it became available, to expand Meydenbauer Beach Park and provide an important recreational opportunity for its citizens. The City Council recognized the need to plan for the ultimate goal of achieving a connection of this key waterfront area to the downtown area and enhancing the surrounding area.

In 2007, the City Council appointed the Meydenbauer Bay Park and Land Use Plan Steering Committee (Steering Committee) to serve in an advisory capacity to the Council, Planning Commission and Parks Board. Representing various neighborhoods and citywide interests, the Steering Committee was charged with guiding staff in public outreach and development of draft alternatives for both the park master plan and the neighboring upland area, evaluating those alternatives, and ultimately recommending final land use and



A Figure 1.0-1: Historic Ice House and Whaling Building at Bellevue Marina



park master plan alternatives and actions to implement the vision. The Steering Committee's work was guided by broad planning principles approved by the Council for the project.

The City initiated its planning process for the Meydenbauer Bay Park and Land Use Plan (the Plan) in early 2007, which resulted in a Preliminary Preferred Land Use Plan (PPLUP) for land uses and development intensity in the upper block and south of Main Street portion of the study area (Sasaki 2008). When the City continued its planning process with a focus on the new waterfront park in May 2008, it also focused on reintegrating the new park and uplands, with greater attention to the edge condition and relationship of these two important components of the Plan.

The Plan illustrates potential building masses, siting, relationships, and concepts for the upland area that provide pedestrian connections between the new waterfront park and upland areas, as well as physical and interactive spaces and amenities that reinforce the pedestrian experience and the connection of the waterfront to nearby upland areas. The Plan envisions the closure of 100th Avenue SE, and coordinated redevelopment of several parcels of land under different ownerships (including one City-owned parcel). The Plan proposes modest policy and regulatory changes to provide some degree of incentive (other than increasing building height or allowing new uses) that could improve the pedestrian environment along the edges of the upper block.

The Plan calls for the development of a memorable waterfront park that will attract people year round with a variety of uses and thoughtfully designed places that respect the setting, express community environmental values, and sup-

port a range of active and passive activities. The waterfront and park are planned to be both a respite within the city and a connection between the city and the lake. The park will be a pedestrian place that encourages contemplation, socializing, and recreation; welcoming visitors who arrive by boat, car, bus, and bicycle or on foot. Streetscape improvements are recommended for several nearby streets with an emphasis on improving pedestrian amenities, safety, and connections to surrounding neighborhoods, Downtown Park, Old Bellevue, and downtown Bellevue.



B



A



C



D

A Figure 1.0-2: Whaling Boats Docked in Meydenbauer Bay, Bellevue, ca. 1937 (Image Courtesy Eastside Heritage Center, L85.39.1)

B Figure 1.0-3: Passengers Disembarking from Ferry, Bellevue, 1914 (Image Courtesy Eastside Heritage Center, 1995.123.02)

C Figure 1.0-4: Bellevue Ferry Dock, Bellevue, ca. 1917 (Image Courtesy Eastside Heritage Center, 2002.125.03)

D Figure 1.0-5: Meydenbauer Park in Bellevue in 1936 (Image Courtesy Eastside Heritage Center, L84.13)

CHAPTER 9: IMPLEMENTATION

9.1 Implementation Principles

In keeping with Bellevue’s heritage of visionary actions, the plan is bold and audacious. Indeed, the Council’s first planning principle is to create a “Remarkable and Memorable Shoreline Experience”. Given that charge, the complexity of the issues, and the diverse and sometimes competing interests, the Steering Committee did an extraordinary job delivering a plan that meets the expectations set by the Community Vision yet reflects a sincere effort to balance competing interests and address neighborhood concerns. Both the Steering Committee and Park Board acknowledged that there are points of contention that are not resolved to everyone’s satisfaction. The Steering Committee and Park Board understood that, at this early planning stage, it’s not realistic or maybe even advisable to specify precise solutions for every concern. The park will be developed in multiple phases over many years, possibly decades, and therefore needs to be flexible. Subsequent to the Steering Committee and Park Board Recommendation, the following Implementation Principles were developed to guide the implementation of the Meydenbauer Bay Park and Land Use Plan over many years and multiple phases.



A Figure 9.1-1: Restored Shoreline Edge Section



Principle No. 1: Recognize that 100th Avenue will have a pedestrian orientation, and will serve as a gateway to the new park. 100th Avenue SE shall remain open to traffic unless all of the following conditions are met:

- a. The City completes enhancements to the NE 2nd Street corridor or other alternative project(s) that produce similar transportation benefits.
- b. A determination has been made that fire and life safety for the area will not be compromised.
- c. Full access to Ten Thousand Meydenbauer Condominium is maintained, including vehicle access to the “front lobby door” and emergency access.
- d. Coordinated redevelopment of the three upland parcels from Ten Thousand Meydenbauer Condominium allows for multiple means of vehicle access to those parcels.
- e. A traffic study of the Southwest sector of downtown is completed to evaluate the impact of closing 100th Avenue SE under 2030 traffic conditions, to inform a decision on the extent to which traffic movements on 100th Avenue can be limited.
- f. The Council takes action to close 100th Avenue SE to vehicle traffic.
- g. 100th Avenue SE shall be developed in such a way as to highlight the historical nature of the road for park visitors.

Principle No. 2: The park shall be developed in phases, as approved by Council and as funding is available.

Principle No. 3: An activity building is part of the park plan but a number of concerns with the proposed size and potential uses need further consideration. Consideration should be given to designing and sizing the building, and determining the amount of parking for the building and appropriate rules such that the impacts of the building will not unreasonably interfere with other park uses or neighborhood quality of life, especially regarding noise. Public uses of the Whaling Building should also be considered.

Principle No. 4: Staff and consultants should evaluate during the project-level design phase additional options for developing an approach to the overlook that reflects the sensitive transition from Main Street to a more “green park” that is respectful to both view corridors and privacy of the surrounding properties.

Principle No. 5: During the project-level design phase, staff and consultants should evaluate additional options for the design of the marina, curved pier, and associated parking that retain more leased moorage slips than currently envisioned in the plan while still providing for public access to the water, shoreline restoration, at least 14 transient moorage slips, boating safety, and protection of youth sailing, while ensuring financial viability.

Principle No. 6: The City will re-engage with the neighborhood and greater community at each phase of any proposed build-out.

2424-RES
12/9/2010

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 3182

A RESOLUTION adopting the Meydenbauer Bay Park and Land Use Plan as recommended by the Steering Committee and Parks & Community Services Board, and incorporating Implementation Principles.

WHEREAS, the City has established a goal of increasing public access to Lake Washington and Lake Sammamish waterfronts; and

WHEREAS, the Meydenbauer Bay Park and Land Use Plan contributes to achieving that goal and embodies a City vision that has been reaffirmed in adopted plans for over twenty years; and

WHEREAS, due to this vision's transformative potential and its goal of creating an extraordinary community-wide public asset, Council appointed a Citizen Steering Committee in March 2007 to help accomplish the vision; and

WHEREAS, on November 19, 2009, after an extensive public outreach process over a two-and-one-half year period, the Citizen Steering Committee unanimously voted to recommend approval of the draft Meydenbauer Bay Park and Land Use Master Plan; and

WHEREAS, on February 9, 2010, the Steering Committee's recommended Meydenbauer Bay Park and Land Use Master Plan was presented to the Parks and Community Services Board (Park Board); and

WHEREAS, on April 13, 2010, following a public hearing and receipt of public comments, the Parks and Community Services Board voted 6-1 to recommend approval of the Meydenbauer Bay Park and Land Use Plan; and

WHEREAS, the City Council reviewed the Meydenbauer Bay Park and Land Use Master Plan at the June 7, 2010 study session; and

WHEREAS, as a result of Council discussion staff developed a set of Implementation Principles to help guide the implementation of certain design and operational details that are appropriately addressed at future design and permitting phases; now, therefore

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES
RESOLVE AS FOLLOWS:

Section 1. The Meydenbauer Bay Park and Land Use Plan, as recommended by the Steering Committee and Parks & Community Services Board, and incorporating the Implementation Principles, is hereby adopted; a copy of said

2424-RES
12/9/2010

ORIGINAL

Meydenbauer Bay Park and Land Use Plan and Implementation Principles has been given Clerk's Receiving No. 46985.

Passed by the City Council this 13th day of December, 2010, and signed in authentication of its passage this 13th day of December, 2010.

(SEAL)


Don Davidson, DDS
Mayor

Attest:


Myrna L. Basich, City Clerk

**City of
Bellevue**



Post Office Box 90012 • Bellevue, Washington • 98009-9012

April 26, 2012

Kevin Turner, Chair
Planning Commission
City of Bellevue
PO Box 90012
Bellevue, WA 98009-9012

Chair Turner:

I would like to thank you and the Planning Commission for the opportunity to discuss the Meydenbauer Bay Park and Land Use Plan at your March 28 meeting. The Parks & Community Services Board debriefed when we met on April 10 and determined that it would be helpful to share the results of our conversation with you.

There is great potential in boards and commissions working as partners. The Parks & Community Services Board is committed to working collaboratively and cooperatively with the Planning Commission on this and any other project where our interests or obligations cross.

As the Planning Commission moves forward in finalizing the Shoreline Master Program, we would be happy to answer any further questions regarding any current or planned waterfront park, including the Meydenbauer Bay Park Plan. What would be most helpful is to receive these questions in advance of any public meeting so that we can provide the full complement of information that will assist you in your recommendations to Council on land use regulations.

On large multi-year projects like the Meydenbauer Bay Park and Land Use Plan, we recognize that certain issues are relevant to multiple boards and commissions. With open communication, we can collaborate to advance the Council's adopted vision by relying on and respecting each body's mission and expertise. We respect that the Shoreline Master Program and the regulatory framework to implement it is in the purview of the Planning Commission. The Parks & Community Services Board's primary mission is to provide citizen oversight regarding parks and open space issues, including park planning and design. In regard to the Meydenbauer Bay Park and Land Use Plan, the Board will continue to stay highly engaged, and it is our role and obligation to ensure that park design issues included in the plan and implementation principles are addressed to the full extent by conducting a thorough public outreach process.

We value the collaborative process between the City's boards and commissions and look forward to working together with you in the future.

Sincerely,

A handwritten signature in black ink, appearing to read "Lynne M. Robinson".

Lynne M. Robinson
Chair
Parks & Community Services Board

cc: Kevin Wallace, Councilmember, Liaison to the Parks & Community Services Board
Patrick Foran, Parks & Community Services Director

**City of
Bellevue**



Post Office Box 90012 • Bellevue, Washington • 98009-9012

July 11, 2012

John Carlson, Chairman
Planning Commission
City of Bellevue
PO Box 90012
Bellevue, WA 98009-9012

Chairman Carlson:

At our request, staff from the Development Services Department briefed the Parks & Community Services Board on the proposed Shoreline Master Program (SMP) Redraft at our July 10, 2012 meeting. The presentation highlighted elements of the Redraft that relate to parks, open space and public access to Bellevue's shorelines, with a specific focus on the SMP's treatment of Meydenbauer Bay Park.

The Board's discussion resulted in a series of questions regarding the Redraft. These are questions we hope you have considered, or if not, that we encourage you to consider, as you discuss whether or not the proposed policy and regulatory changes in the Redraft improve upon the May 2011 SMP draft. We also ask that answers to these questions be provided to assist us in understanding the Commission's reasoning.

The first question relates to prior correspondence in which the Parks & Community Services Board asked the Commission to consider edits to two SMP policies as well as one new policy. Why have these recommendations (on page 2 of the attached May 12, 2011 memo) not been incorporated in the SMP Redraft?

The remaining questions relate to the proposed change in permitting process (the "hybrid permit process"):

- What value does the hybrid permitting process bring to the development of the park and to the citizens of Bellevue?
- What is the cost and delay associated with the new hybrid permitting process?
- What is the economic/social cost associated with the additional layer of the hybrid permitting process?
- What is the breadth of public outreach for the proposed hybrid permitting process?
- What is the justification for the exceptional treatment of the Meydenbauer Bay plan and park?
- What is the legal effect in codifying the Implementation Principles?

Providing access to Bellevue's publicly-owned shorelines is an issue of great importance to the Board. Answers to the questions above should be useful for both the Board and Commission to determine whether or not the added regulatory steps proposed provide an overall net benefit to the community.

Sincerely,

Lynne M. Robinson, Chair
Parks & Community Services Board

cc: Kevin Wallace, Councilmember, Liaison to the Parks & Community Services Board
Patrick Foran, Director, Parks & Community Services

City of Bellevue



Post Office Box 90012 • Bellevue, Washington • 98009-9012

September 19, 2012

John Carlson, Chairman
Planning Commission
City of Bellevue
PO Box 90012
Bellevue, WA 98009-9012

Chairman Carlson:

In a letter dated July 11, 2012, the Planning Commission asked the Parks & Community Services Board to review and provide guidance on one recommended project submitted by the Phantom Lake Homeowners Association for inclusion in the Shoreline Master Program Restoration Plan. The proposed project refers to Phantom Creek within Weowna Park and states:

While maintaining existing ecological function, identify and fund changes to this water way that mitigate impacts to Lake Sammamish and to adjoining properties.

The Parks & Community Services Board reviewed and discussed the issue at the Board's meeting on September 11, 2012. Overall, it was apparent that issues of erosion and stream sediment have been and continue to be significant along the full extent of Phantom Creek. The Board encourages the City of Bellevue to work toward a comprehensive solution to the drainage issues occurring from Phantom Lake to Lake Sammamish, involving the Phantom Lake Homeowners Association and all private property owners along this watercourse.

Approximately one-third of Phantom Creek runs through Weowna Park. A significant restoration project was completed by the City in 1998 that included the full stream length within the park. That project, including the sediment collection pond at the base of the park is performing as designed without a need for additional public capital investment. As such, the Board recommends replacing the proposed SMP Restoration Plan project language with the following:

Continue to monitor the Phantom Creek stream and sediment collection system within Weowna Park, increasing capacity of sediment collection as necessary per the design and recommendation of the project engineer.

Parks & Community Services will perform this action regardless of whether it is included in the SMP Restoration Plan. However, including it provides an opportunity to highlight the significant work that has occurred to date to decrease sediment entering Lake Sammamish and reflect the ongoing commitment of the City to maintain the performance of the stream stabilization project.

For your information, background on the completed restoration and stabilization project follows.



Phantom Creek engineered stream bed
(photo: August 2012)

Weowna Park Stream Stabilization

The watercourse commonly referred to as Phantom Creek is an old agricultural drainage channel connecting Phantom Lake with Lake Sammamish. Soil erosion in the park caused by the channel was a significant issue until a major stabilization project was completed in 1998. The City and King County invested \$1 million in an engineered solution using a natural system approach. Installation of natural looking concrete walls and the introduction of large boulders, logs and other natural debris work to slow water flow, create pools and encourage sediment settlement before water leaves the park on its way to Lake Sammamish. The project received an Outstanding Civil Engineering Achievement Award in 2000 from the American Society of Civil Engineers. The water channel within the park is monitored and is performing as designed.



One area of ongoing monitoring and maintenance is the sediment pond at the base of the park, just west of Lake Sammamish Parkway. Over the past 10 years, it has filled to the rim of the overflow standpipe. There remains ample room within the overall pond to capture additional sediment with minor modifications to the pond's infrastructure. This was completed recently (see photos) by raising the height of the overflow standpipe, which effectively increases the capacity of the pond to capture additional sediment and slow water flow rates.



Before: pond at sediment capacity



After: pond with increased sediment capacity

If you have any questions about Weowna Park, please contact Dan Dewald at (425) 452-6048 or ddewald@bellevuewa.gov or Camron Parker at (425) 452-2032 or cparker@bellevuewa.gov.

Thank you for inviting the Parks & Community Services Board to provide information and guidance on this portion of the SMP Restoration Plan. The Board will be interested to see how this and the other opinions we have provided in the past on SMP policy and regulatory provisions are addressed in the final document.

Sincerely,

Lynne M. Robinson
Chair, Parks & Community Services Board

cc: Kevin Wallace, Councilmember, Liaison to the Parks & Community Services Board
Patrick Foran, Parks & Community Services Director