

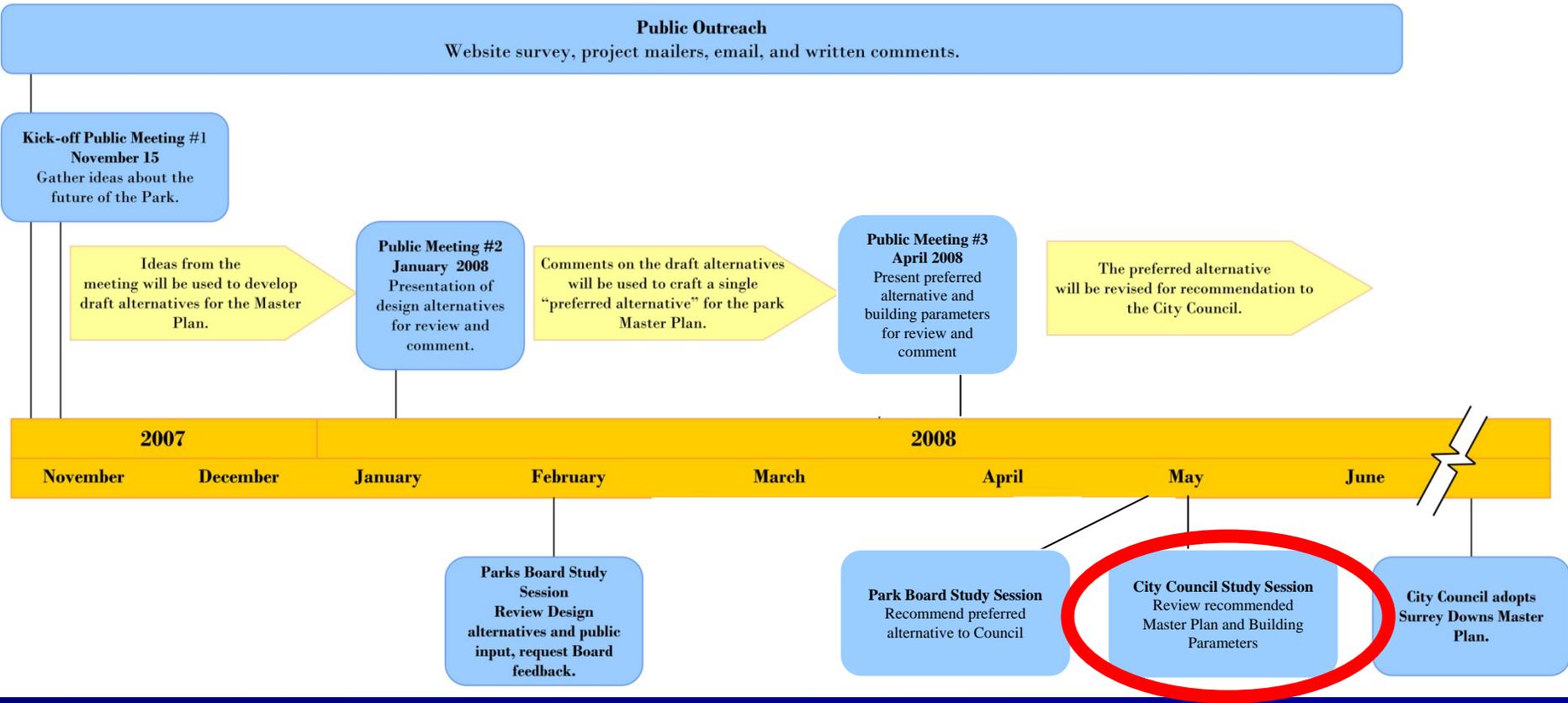
*Bellevue Parks &
Community Services*

Surrey Downs Master Plan

**City Council Presentation
May 19, 2008**



Project Timeline



Public Involvement Process

- | | |
|--------------------------|---|
| September 4, 2007 | Council approves design consultant contract |
| November 15, 2007 | Community Workshop #1 - 35 attended |
| Fall 2007 | Surrey Downs Community Association (SDCA) forms Park Advisory Committee |
| | Boys and Girls Clubs of Bellevue shares community center concept with SDCA and City staff |
| November 2007 | City website & questionnaire created |
| Late January 2007 | Comments (110) from website questionnaire compiled |
| January 2008 | SDCA presents survey results to staff |
| January 31, 2008 | Community Workshop #2 - 140 attended |
| February 12, 2008 | Park Board Study Session - alternative master plans reviewed |
| April 1, 2008 | Community Workshop #3 - 40 attended |
| May 13, 2008 | Park Board Meeting - proposed Master Plan and building parameters recommended for approval |

Visions/Values

(Workshop #1)

- A. Family–friendly atmosphere
- B. Multi-generational opportunities/activities
- C. Balance neighborhood uses with broader community interests
- D. Retain youth athletic focus
- E. Respect site history

Concept Plan Alternatives *(Workshop #2)*



Themes that Emerged through the Public Involvement Process

1. No net loss in athletic fields
 - a. Enlarge/improve conditions if possible
 - b. Retain youth orientation
 - c. No lights
2. Diversity of park elements and activities desired
 - a. Multi-generational
 - b. Walking trails
 - c. Children's play
 - d. Maintain views
 - e. Unstructured turf areas
 - f. Preserve some Hazelnut trees
3. A community center is an appropriate use of Surrey Downs Park
 - a. Indoor facilities needed in West Bellevue
 - b. Must be appropriately scaled (no consensus on size or activities)
 - c. Multi-generational focus

Preferred Concept Plan *(Workshop #3)*



Development Zone & Operational Parameters

Development Zone Parameters

- ◆ **Location**: along north portion of 112th Avenue SE
- ◆ **Size**: building & parking impact 65,000 - 70,000 SF within development zone (1.6 acres, <15%)
- ◆ **Height**: max 1 story above grade at west side (use of site topography)
- ◆ **Parking**: preferred at south end of zone; may need structure
- ◆ **Park Features**: not sacrificed for building
- ◆ **Maintain buffers** (minimum 30') to north property line
- ◆ **Adjacent park elements** seamlessly merged with building

Building Operational Parameters

- ◆ Public access & use provided
- ◆ Multi-generational interests accommodated
- ◆ Use of remaining park features not compromised

Development Zone Feasibility Studies



for illustrative purposes only

No Building Option



Small Building Option (with or w/o structured parking)



**Large
Building
Option
(structured
parking)**



Workshop #3 Themes

- ◆ Concept plan & parameters well received
- ◆ Feasibility options acceptable
- ◆ Minor plan modifications:
 - Increase buffers (esp. SE ballfield)
 - Enlarge basketball court & playground
- ◆ Timing of development zone decision?

Proposed Master Plan

(includes parameters governing development zone)

Development Zone

- Relocate ballfields & promontory to increase buffers
- Add picnic shelter
- Eliminate water feature
- Enlarge/relocate basketball court





- Great Lawn
- Playground
- Half BB Court
- Climbing Wall
- Discovery Play
- Vista
- Skate Spot
- Entry Portal



Proposed Master Plan (Great Lawn & Surrounding)

- Loop Trail
- 2 Little League Fields
- Soccer Field Overlay
- Potential Artificial Surface



Proposed Master Plan (Sports Meadow)

Proposed Field Reconfiguration



Surrey Downs Sportsfield Uses

Current

- ◆ **Ballfields** (160' & 160')
 - 8 & under little league
 - 12 & under softball
- ◆ **Soccer Field** 110x190
 - 10 & under

Recommended

- ◆ **Ballfields** (200' & 180')
 - 12 & under little league
 - 12 & under softball (1)
 - 10 & under little league
 - 12 & under softball (1)
- ◆ **Soccer Field** 160x260
 - 12&under or (2) 8&under

Distance between SE ballfield home plate and nearest property line:

1. Current conditions: 190'
2. Preferred concept plan: 70'
3. Recommended master plan: 110'



- Hazelnut Grove
- Neighborhood Portals
- Hillside Trails



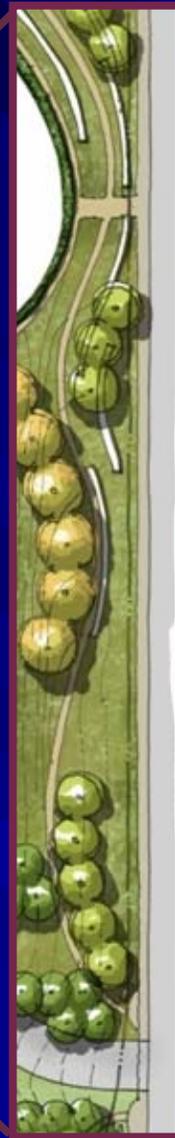
Proposed Master Plan (SE Corner)



- Neighborhood Portal
- Promontory
- Labyrinth



Proposed Master Plan (SW Corner)



- Loop Pathway, Retaining Wall(s) & Landscaping



Proposed Master Plan (112th Street Frontage)

Proposed Master Plan

(includes parameters governing development zone)

Development Zone



Questions