

CITY COUNCIL AGENDA TOPIC

Resolution adopting the updated Ashwood Park Master Plan.

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Parks & Community Services Department

EXECUTIVE SUMMARY**ACTION**

This proposed action adopts the preferred updated master plan for Ashwood Park based on community engagement feedback, the recommendation of the Parks & Community Services Board and direction given by the Council on April 22. This action follows a Council directed update of the 1990 adopted Ashwood Park Master Plan. The required environmental review of the updated plan is now complete, allowing for final adoption.

RECOMMENDATION

Move to adopt Resolution No. 10561

BACKGROUND/ANALYSIS

The City Council reviewed the community-supported and Parks & Community Services Board recommended Ashwood Park Master Plan update (Attachment A) and park name at the April 22 meeting. Council identified a preferred design concept and directed staff to proceed with environmental review on that design. The State Environmental Policy Act (SEPA) review (Land Use permit 25-110354 LM) is now complete, with a Determination of Non-Significance issued on November 5. Council is now asked to consider final adoption of the updated master plan.

Ashwood Park Site

Ashwood Park is located at 10875 NE 12th Street in the northeast quadrant of Downtown Bellevue (Attachment B). Uses surrounding the park include the King County Regional Library to the east, dense urban housing to the west and south and McCormick Park and single-family housing to the north. Ashwood Park is located on a portion of the former Ashwood Elementary School site that the City of Bellevue and the King County Library District jointly acquired from the Bellevue School District in 1986. The purpose of the acquisition was to provide a library and public park space.

History

In December 1990, Council adopted a master plan in Resolution No. 5338 with a development program that was never fully realized (Attachment C). In June 1996, the library, the plaza south of the library and an interim development of Ashwood Park (the park property was leveled and seeded) were implemented. Today, the open lawn area with parking and benches remains in largely the same undeveloped condition as in 1996.

Acknowledging a long history of community requests for park improvements and considering the

significant urban growth that Downtown Bellevue has experienced over the last 30 years, the City Council directed a master plan update of Ashwood Park as a 2014-2015 Council Priority Project. Implementation was delayed multiple times due to funding and staffing constraints. The 2022 Parks and Open Space Levy approved by voters allowed for the project to get underway with funding for planning, design and construction. Starting in April 2024, the master plan has gone through a process that included a public outreach process involving boards, commissions, and public participation, ultimately resulting in a new vision for the park that better serves the higher density residential development that exists in Downtown Bellevue now and in the future.

Community Feedback Summary

A consistent theme shared throughout the planning process was the community preference for an open green park with no community buildings. The most desired park elements include landscaping, walking paths, picnic/shade shelters and a public restroom; 69 percent of survey respondents indicated that they would prefer no significant building to be included in the master plan update, 13 percent supported a smaller community building, 9 percent supported the 1990 master plan building and 9 percent preferred not to answer. Based on this initial feedback, five different design alternatives were developed and shared for feedback from the community.

At the final community meeting in December 2024, staff presented two refined design alternatives, along with review of the original 1990 Ashwood Park Master Plan. The two alternative plans were developed with information compiled throughout the year-long planning process based on community preferences and Parks & Community Services Board feedback.

A final public survey tested community preference between the 1990 Ashwood Park Master Plan and the two refined master plan alternatives. Of the 171 responses, 60 percent preferred Design Alternative F, 33 percent preferred Design Alternative G, 2 percent preferred the 1990 Master Plan and 5 percent preferred no change at all.

Park & Community Services Board Recommendation

After careful deliberation over multiple meetings, the Board at their February 19 meeting, unanimously recommended Design Alternative F for City Council consideration.

The Board expressed appreciation for elements of both final master plan alternatives. Their recommendation of Alternative F recognizes the community's strong preference for the same alternative. Additionally, Alternative F offers a more formal play area adjacent to the Bellevue Regional Library, walking path circuits around the park, and an urban design language similar to that of Downtown Park. Ultimately, the board concluded that the design of Alternative F better serves both the immediate downtown neighborhood as well as the needs of the broader community.

Environmental Review - SEPA

The Council's preferred design concept for the Ashwood Park Master Plan update required a Non-Project SEPA review prior to formal adoption. This review included a two-week public comment period from notification of application, and a public comment period from issuance of the Determination of Non-Significance (DNS) to adoption by Council. The project received a DNS on November 5.

Next Steps

Staff is seeking Council approval of a resolution that adopts the Parks & Community Services Board

recommended and Council preferred updated master plan.

While observing the Non-Project SEPA appeal period following Council action, staff will advance steps for park design and engineering work to support the permitting and construction of Ashwood Park.

POLICY & FISCAL IMPACTS

Policy Impact

Bellevue Comprehensive Plan

- PA-4 Design parks and facilities to maximize available space and benefits for users, including offering parks with multiple functions and implementation of shared use facilities.
- PA-17 Use a community informed planning process to guide substantial development or redevelopment of a park property.
- PA-43 Develop parks and facilities in a quality manner to assure attractiveness, full utilization and long-term efficiency.
- CE-10 Encourage and support engagement with the entire community, including residents, employees, business owners and visitors to the city or area of the city under consideration.

Bellevue Parks and Open Space System Plan

URB-4 Develop Ashwood Park

Fiscal Impact

There is no fiscal impact associated with approving the updated park master plan.

OPTIONS

1. Adopt the Resolution adopting the updated Ashwood Park Master Plan.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS

- A. 2025 Preferred Ashwood Master Plan (Design Alternative F)
 - B. Vicinity Map
 - C. 1990 Ashwood Park Master Plan
- Proposed Resolution No. 10561

AVAILABLE IN COUNCIL LIBRARY

Ashwood Park Non-Project SEPA Review Determination