

**CITY COUNCIL AGENDA TOPIC**

Meydenbauer Bay Park community design process and Phase 2 development follow up

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*Parks & Community Services*

**EXECUTIVE SUMMARY****DIRECTION**

Staff will present a summary of Council feedback and responses to questions from the May 13, 2025, Study Session presentation on Meydenbauer Bay Park Phase 2. Council direction is requested to proceed to the architectural and engineering contract stage to support permitting and construction of Meydenbauer Bay Park Phase 2.

**RECOMMENDATION**

Consider directing staff to proceed to the architectural and engineering design stage to support the permitting and construction of Meydenbauer Bay Park Phase 2.

**BACKGROUND/ANALYSIS**

In 2010, the Bellevue City Council adopted the Meydenbauer Bay Park and Land Use Plan. The Plan provides the framework vision as well as planning and implementation principles that guide incremental phased development of the park.

More recently, the City Council identified Meydenbauer Bay Park as the anchor at the west end of the Grand Connection, an iconic downtown place-making initiative. The Grand Connection route includes a series of projects and programming initiatives to improve the pedestrian experience from Meydenbauer Bay Park through downtown and across I-405 to the Eastrail regional trail.

In 2019, the City opened the first phased redevelopment of Meydenbauer Bay Park. That phase improved approximately 6.5 acres of the park west of 99th Avenue and the marina. The park has been tremendously successful, providing greater public access to Lake Washington, offering residents and visitors many more options for enjoying water-oriented recreation.

Planning and design to determine the next phase of master plan implementation began in 2023. An interdepartmental staff team from Parks & Community Services, Community Development, Housing and Transportation formed to collaborate on the cross-departmental facets of this project. The work program centered on engagement with the community to understand current priorities. City-wide engagement has been extensive, robust, and diverse. Outreach included a wide-ranging notification strategy to raise awareness about the project and to help create broad and equitable access to engagement and survey opportunities.

**Follow-up from May 13 Council Presentation**

### *Defining Phase 2 Scope*

The community outreach and conceptual planning included all the remaining areas of the original master plan that have yet to be developed. From there, considerations of available budget, community priority and practical sequencing were used to narrow the limits of what may be included in the next phase of development. The proposed next phase includes:

- improvements to the Main Street / 110<sup>th</sup> Ave intersection;
- the Gateway Plaza at the corner of Main Street and 110<sup>th</sup> Avenue (not including the pavilion shown in concept drawings);
- new expanded parking on the Gateway and East Parcel areas;
- the Canopy Walk accessible-grade elevated path down the hill; and
- an interim pedestrian trail on the future Promenade area to connect the Gateway to the Phase 1 park area.

The proposed next phase does not include changing the existing marina configuration, constructing the over-water Bay Connector elevated path, or restoration of the shoreline edge. No further study or design will commence on these elements as focus is narrowed to the scope of Phase 2. Improvements to the Lake Washington Blvd streetscape and the Sunset Terrace area are also not included in the next phase of development. However, elements of those areas could be advanced as separate projects should funding become available in the future.

### *City Council Feedback*

At the May 13 meeting, Councilmembers in attendance suggested a series of considerations that should be included in further design of the next phase. These include planning and sequencing construction to limit or prevent disruption to the parking supply for the Phase 1 park area and the marina (which will remain open during construction). Improving the wayfinding plan was suggested to both maximize use of available parking and direct pedestrians safely and efficiently in and through the park. Universal accessibility of the design was supported throughout the park with special attention for providing adequate loading zones for the park and marina. A suggestion was given to design with emergency preparedness in mind. Additionally, councilmembers expressed interest in tracking the cost estimates as the next phase is designed.

All councilmembers stressed the importance of community engagement. The scope and scale of outreach conducted was applauded. While the proposed Phase 2 scope advances the Council's adopted master plan and the Grand Connection vision, the project represents a significant change to the existing condition that will impact the immediate neighbors. The Council reiterated the expectation from the original master plan that community outreach, and specifically outreach to the neighbors, will be conducted at every phase of the project.

Feedback from immediate neighbors includes:

- Preference to leave 100<sup>th</sup> Avenue SE open to vehicle traffic: the current plan provides this
- Preference to not construct a community building on Sunset Terrace area: the current plan does not propose to include a building
- Preference to keep the existing number of privately leased marina slips: marina reconfiguration is not proposed in Phase 2 and no further design and study will occur

- Concern that the Bay Connector elevated walkway will block resident views: the Bay Connector is not proposed in Phase 2 and no further design or study will occur
- Concerns with the design and view impact of the Canopy Walk elevated walkway: the current design minimizes the elevation of the walk compared to the 2010 master plan, however, further work with immediate neighbors will occur as the design commences beyond the conceptual stage to evaluate proximity impacts and provide effective screening
- Concerns regarding construction impacts, access and traffic, crime and safety, noise and decreased privacy: ongoing communication and engagement regarding design and mitigation strategies will continue as the project progresses

### **Next Steps**

The next steps involve development of construction documentation and securing necessary land use permits. We anticipate construction documentation and permitting will take approximately three years before construction can begin. Staff will negotiate an architectural and engineering contract and return to Council for approval.

## **POLICY & FISCAL IMPACTS**

### **Policy Impact**

Bellevue Comprehensive Plan

PA-17 Use a community informed planning process to guide substantial development or redevelopment of park property.

PA-20 Support development of elements of the Grand Connection that provide spaces for gathering and recreation, such as the Meydenbauer Bay waterfront and a lid park over I-405, as well as connections to parks and greenways.

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.

### **Fiscal Impact**

There is no fiscal impact associated with this direction. Funding for the design and development of Meydenbauer Bay Park Phase 2 is funded by the voter approved 2022 Parks and Open Space Levy.

## **OPTIONS**

1. Direct staff to proceed with architectural and engineering contracting to support permitting and construction of Meydenbauer Bay Park Phase 2.
2. Do not direct staff to proceed and provide alternative direction to staff.

## **ATTACHMENTS**

- A. Vicinity Map
- B. Meydenbauer Bay Park Phasing Report (2025)

## **AVAILABLE IN COUNCIL LIBRARY**

Meydenbauer Bay Park Phasing Report Appendices (2025)

Meydenbauer Bay Park and Land Use Plan (2010)