

MEMORANDUM



Bellevue Parks &
Community Services

DATE: June 14, 2022

TO: Parks & Community Services Board

FROM: Ken Kroeger, Project Manager
Pam Fehrman, Planning & Development Manager
Parks & Community Services Department

SUBJECT: Bellevue Airfield Park – Master Plan Update
For information and discussion – No Board action required

At your meeting on June 14th, staff will provide a brief update of the Bellevue Aquatic Center (BAC) status, a summary of the current adopted [Bellevue Airfield Park \(BAP\) Master Plan](#), and plans to update the Bellevue Airfield Park Master Plan.

AQUATIC FACILITY FEASIBILITY STATUS UPDATE

As shared with the Board at your November 2021 meeting, the Council unanimously supported: 1) the *Recommended Concept Plan* for a 130,000 sq ft aquatic facility within Bellevue, 2) a formal partnership to support fundraising for the development of a new aquatics center with *SplashForward* and 3) the study of siting a new aquatic center within Bellevue Airfield Park (BAP) via a Master Plan update.

At their March 28 meeting Council approved a Memorandum of Understanding formalizing a working relationship with *SplashForward* to support the fundraising for a new Bellevue Aquatics Center. *SplashForward* is committed to conducting a fundraising effort and has begun the initial efforts towards a fundraising campaign beginning with a fundraising feasibility study.

Per direction of Council, the Bellevue Airfield Park Master Plan is being updated to consider potential inclusion of the BAC.

BELLEVUE AIRFIELD PARK SITE

In 2002, recognizing that the Bellevue Airfield site may represent the last opportunity to acquire a large, undeveloped, relatively flat parcel of property in Bellevue, Council authorized the purchase of the properties with the intent of developing an active recreational use community park.

The BAP is currently an undeveloped site comprised of three parcels totaling 27.5 acres. The site is accessed by vehicle from the south – just off I-90 and is surrounded by residential neighbors to the north and west and office park to the east, south and west. Significant to development considerations are the historical operations of the Bellevue Airfield (until 1983)

MEMORANDUM



Bellevue Parks &
Community Services

and operation of a municipal landfill from 1951 to 1964. From a development perspective, the site is rife with utility system easements (abandoned and operational) such as a landfill gas migration system, ground water monitoring wells, storm water systems, and a major King County Metro sewer line among others.

The Bellevue Airfield Park is the only undeveloped City-owned site large enough to accommodate the recommended aquatic facility concept plan (10-11 acres). Additional elements recommending an aquatic facility at this site are: easy access off I-90, existing shared parking agreements with owners of the surrounding office park and the site size that could allow for park and BAC complementary outdoor recreation and open space development.

2012 MASTER PLAN

The original Master Planning process started in May 2008. The planning effort was led by Parks & Community Services staff. There was significant participation in this planning process from nearby residents and several interest groups. Most participants in the planning process advocated that the majority of the open area of the site be devoted to one of four elements: 1) an off-leash dog facility; 2) a little league field complex; 3) a regional aquatic facility; or 4) a passive-use meadow.

The Parks & Community Services Board recommended a preferred Master Plan for the Eastgate Area properties and the name Bellevue Airfield Park. The City Council concurred and adopted both in June 2012.

The current Bellevue Airfield Park Master Plan provides the community with two lighted synthetic turf sports fields, wooded picnic areas, trail connections, playgrounds, restrooms, and parking. It would maintain woodland buffers between the park and nearby residences. The Master Plan also includes the expansion of the off-leash dog area at Robinswood Park from approximately 1.75 acres to 5.75 acres (Robinswood is located west of the site about a 1/4 mile via a pedestrian path.)

2022 MASTER PLAN UPDATE

Per City Council's direction to update the Bellevue Airfield Park Master Plan and advance the study of impacts associated with locating a potential new aquatic center, staff will undertake a Master Plan process. The two-year Master Plan update process will include a robust community outreach process to inform development parameters/feasibility, a Master Plan recommendation from the Parks & Community Services Board, a state environmental permit review (SEPA), and ultimately a Master Plan adoption by City Council.

MEMORANDUM



Bellevue Parks &
Community Services

Community outreach will begin with a walk of the site with interested neighbors to understand their development concerns and preferences prior to reaching out to the larger community. The Bellevue Airfield project page on the City's website has been updated with project and contact information. The Master Plan update process schedule will be oriented around an estimated three community-wide public outreach meetings that will occur between July and November 2022.

Using information obtained from community outreach, staff and the City's architecture and engineering consultants will work to analyze site opportunities and prepare Master Plan alternatives to present to the Park Board in early fall 2022 for feedback. Staff will present a summary of community feedback and site technical information to the Park Board. Plan alternatives will be honed and after conclusion of the last public outreach meeting staff will return to the Park Board seeking a recommended Master Plan for City Council.

City Council will review and inform the recommended Master Plan prior to the required State Environmental Protection Act (SEPA) permit review and determination. At the conclusion of SEPA, Council will be asked to adopt the updated Bellevue Airfield Park Master Plan.

Staff would appreciate Park Board feedback and would like to formally invite the members of the Park Board to attend and participate in all the public outreach meetings scheduled for the Bellevue Airfield Park Master Plan update. We look forward to returning in fall 2022 to share our project progress.