



KIRKLAND PARK BOARD

Date: January 14, 2015

Time: 7:00 p.m.

Place: Council Chambers, City Hall

The mission of the Park Board shall be to provide policy advice and assistance to the Department of Parks and Community Services and City Council in order to ensure the effective provision of Parks and Community Services programs and facilities to the residents of the City of Kirkland.

AGENDA

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES**
December Park Board Meeting Minutes *5 minutes*
4. **ITEMS FROM THE AUDIENCE** *5 minutes*
5. **REVIEW OF ACTION ITEMS**
6. **PRESENTATIONS**
Parkplace Redevelopment *30 minutes*
7. **COMMUNICATIONS** *15 minutes*
 - a. Correspondence
 - b. Staff Reports – January update
 - c. Committee Reports
 - d. Comments from the Chair
8. **UNFINISHED BUSINESS**
 - a. Proposed Master Plan for Edith Moulton Park *20 minutes*
Topic: Recommendation of phasing plan for Edith Moulton Park
Action: Consider recommendation of phasing plan
 - b. Aquatics, Recreation and Community (ARC) Center Project Update *10 minutes*
Topic: Receive update on ARC Center Project
Action: Discussion only
 - c. 2015-2016 Park Board Work Plan *10 minutes*
Topic: Review updates to proposed 2015-2016 Park Board Work Plan
Action: Consider adoption of Work Plan

9. NEW BUSINESS

- a. Green Kirkland Partnership Update *20 minutes*
Topic: Update on restoration plan and grant activities
Action: Discussion only
- b. Donation of Property *10 minutes*
Topic: Recommendation of acceptance of property donation
Action: Consider recommendation of acceptance
- c. Meeting Considerations for 2015 *5 minutes*
Topic: Consideration of Park Board meeting dates
Action: Select meeting dates

10. GOOD OF THE ORDER *5 minutes*

11. ADJOURNMENT *Estimated meeting completion: 9:15 p.m.*

Next meetings:
February 11, 2015
March 11, 2015
April 8, 2015

Alternate Formats: Persons with disabilities may request materials in alternative formats. Persons with hearing impairments may access the Washington State Telecommunications Relay Service at 711.

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KIRKLAND PARK BOARD

Minutes of Special Meeting

December 10, 2014

1. CALL TO ORDER

The December Park Board special joint meeting with Kirkland Alliance of Neighborhoods was called to order at 7:01 p.m. in the Peter Kirk Room by Chair Adam White.

2. ROLL CALL

Park Board Members present: Chair Adam White, Vice Chair Kevin Quille, Sue Contreras, Sue Keller, Ted Marx, Rosalie Wessels

Kirkland Alliance of Neighborhoods (KAN) Representatives present: KAN Co-Chair Lisa McConnell, Central Houghton; KAN Co-Chair Bea Nahon, Moss Bay; Margaret Carnegie, North Rose Hill; Karen Edgerton, Norkirk; Karen Lightfeldt, Juanita; Dawn Morse, Market; Mark Nelson, Market; Johanna Palmer, Evergreen Hill; Jon Pascal, Finn Hill; Chuck Pilcher, Lakeview; Janet Pruitt, Norkirk; Doug Rough, Juanita; Don Samdahl, South Rose Hill/Bridle Trails; Brian Staples, Central Houghton; Karen Story, Highlands

Staff present: Jennifer Schroder

3. SPECIAL JOINT MEETING

A Special Joint Meeting between the Park Board and the Kirkland Alliance of Neighborhoods was held to discuss the Aquatics, Recreation and Community (ARC) Center project.

Ms. Schroder presented an update on the project to-date.

The Board and KAN Representatives discussed the project and provided feedback.

The Special Joint Meeting ended at 8:02 p.m. and the Park Board convened to the Council Chambers.

4. ROLL CALL

The Park Board Meeting was called back to order at 8:12 p.m. by Chair Adam White. A second roll call was made.

Members present: Chair Adam White, Sue Contreras, Sue Keller, Ted Marx, and Rosalie Wessels.

Rick Ockerman and Jim Popolow were excused.

Staff present: Michael Cogle, Jason Filan, Linda Murphy and Jennifer Schroder.

Recording Secretary: Cheryl Harmon

5. APPROVAL OF MINUTES

The minutes of the November 11th meeting were reviewed and a correction was noted. Ms. Contreras moved to approve the minutes as amended. Ms. Keller seconded. Motion carried (6-0).

6. ITEMS FROM THE AUDIENCE

Keith Dunbar

7. REVIEW OF ACTION ITEMS

Mr. White read a draft letter of thanks from the Board to Google.

8. COMMUNICATIONS

a. Correspondence

Correspondence was received from Keith Dunbar and Kenneth H. Davidson.

b. Staff Reports

Ms. Schroder reported on recreation revenue, Snowflake Ball, youth sports, 5k running class on Cross Kirkland Corridor, grant from EvergreenHealth, parks maintenance work at McAuliffe Park, Arbor Day event at Everest Park and fungi.

Mr. Cogle introduced City of Kirkland Urban Forester Deborah Powers who requested the Board provide a letter of support for a grant request to perform a tree inventory within Kirkland parks.

Mr. Cogle shared Kirkland Rotary Club's interest in building a picnic shelter at Waverly Beach Park.

Questions were answered regarding the grant application, the picnic shelter, Snowflake Ball, Heritage Hall renovations and trees within surface water retention parcels.

c. Committee Reports

Mr. Quille reported on Winterfest held in downtown Kirkland.

Ms. Keller reported on the Highlands neighborhood meeting.

Ms. Contreras reported on Winterfest, Everest neighborhood meeting.

Mr. Marx reported on meetings about off-leash dog areas.

Ms. Wessels reported on meetings about off-leash dog areas and Evergreen Hill neighborhood meeting.

Ms. Murphy announced two upcoming neighborhood meetings where staff will be conducting outreach on the Aquatics, Recreation and Community Center: January 13th at South Rose Hill/Bridle Trails and January 19th at North Rose Hill.

d. Comments from the Chair

Mr. White reported on a Highlands neighborhood meeting, as well as meetings with the leadership of the Kirkland Alliance of Neighborhood.

9. UNFINISHED BUSINESS

No items.

10. NEW BUSINESS

a. Plaza of Champions Nomination

Mr. Cogle presented a Plaza of Champions nomination received for Billy and Cory Roeseler for their achievements in the sport of kiteboarding.

Mr. Quille moved to recommend that City Council accept the nomination of Billy and Cory Roeseler for induction into the Plaza of Champions. Ms. Wessels seconded. Motion carried (6-0).

b. 2015-2016 Park Board Work Plan

Mr. Cogle shared the proposed 2015-2016 Park Board Work Plan and answered related questions.

Questions about the Plan were answered and modifications to the Plan were noted. A revised Plan will be presented at the Board's January meeting.

c. Election of Chair and Vice Chair

Mr. White requested nominations for the position of Chair. Mr. White was nominated and accepted the nomination. There were no other nominations and Mr. White was approved by acclamation.

Mr. White requested nominations for the positions of Vice Chair. Mr. Quille was nominated and accepted the nomination. There were no other nominations and Mr. White was approved by acclamation.

11. GOOD OF THE ORDER

Ms. Harmon announced a required training for all of the City's Board and Commission members on the Open Government Training Act.

12. ADJOURNMENT

Ms. Keller moved to adjourn. Mr. Marx seconded. Motion carried (6-0). Meeting was adjourned at 9:23 p.m.

Jennifer Schroder, Director
Parks and Community Services

Adam White, Chair
Park Board

DRAFT



CITY OF KIRKLAND
Department of Parks & Community Services
505 Market Street, Suite A, Kirkland, WA 98033 425.587.3300
www.kirklandwa.gov

MEMORANDUM

To: Park Board

From: Michael Cogle, Deputy Director

Date: January 6, 2015

Subject: Special Presentation: Kirkland Parkplace Redevelopment Update

At the Park Board's January meeting, representatives from the Kirkland Parkplace project will provide a presentation and answer questions regarding the redevelopment status, with particular emphasis on the issues and opportunities arising from the adjoining areas of Peter Kirk Park.

Attached are some graphics and background materials which will be discussed in more detail at your meeting.

Attachments



PRELIMINARY KIRKLAND PARKPLACE CONCEPTUAL SITE PLAN – LEVEL 1



PRELIMINARY KIRKLAND PARKPLACE CONCEPTUAL SITE PLAN – LEVEL 2



PRELIMINARY KIRKLAND PARKPLACE CONCEPTUAL PHASING PLAN - LEVEL 1



PRELIMINARY KIRKLAND PARKPLACE CONCEPTUAL PHASING PLAN – LEVEL 2

THE CITY OF KIRKLAND

Kirkland Parkplace Mixed-Use Development

Master Plan and Design Guidelines

DRAFT

Prepared by CollinsWoerman

December 3, 2014

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Acknowledgment: Written content in this document has been excerpted and/or excerpted and edited from the previously approved *Kirkland Parkplace Mixed Use Development Master Plan and Design Guidelines* document updated December 16, 2008 as created by LMN Architects.

DRAFT KIRKLAND PARKPLACE MIXED-USE DEVELOPMENT: MASTER PLAN & DESIGN GUIDELINES

POLICY OVERVIEW

1. Introduction

Located along Central Way and 6th Street, Kirkland Parkplace has the potential to offer many great amenities to Kirkland's downtown. Parkplace is a 501,000 square-foot property defined as CBD-5A in Kirkland's Zoning code. The proposed mixed-use center includes approximately 1.14 million square feet of development consisting of retail, office, residential, and entertainment uses that are, in effect, an extension of the existing downtown.

PURPOSE

This document includes three major parts: (1) a Policy Overview that establishes a vision, procedure, and design intent; (2) a Master Plan comprised of Development Standards that establish basic programming and site planning requirements; and (3) Design Guidelines that establish detailed design standards for the site and buildings.

These Standards and Guidelines provide structure to help meet the goals outlined in the Comprehensive Plan. A discussion of relevant Comprehensive Plan directives and this document's associated responses can be found in Section 7: *Comprehensive Plan Design Direction*.

PROJECT NAMING

While this document references the site's current name of "Kirkland Parkplace", the property owner may choose to re-brand the development and re-name it to reflect its new brand identity.

2. Vision

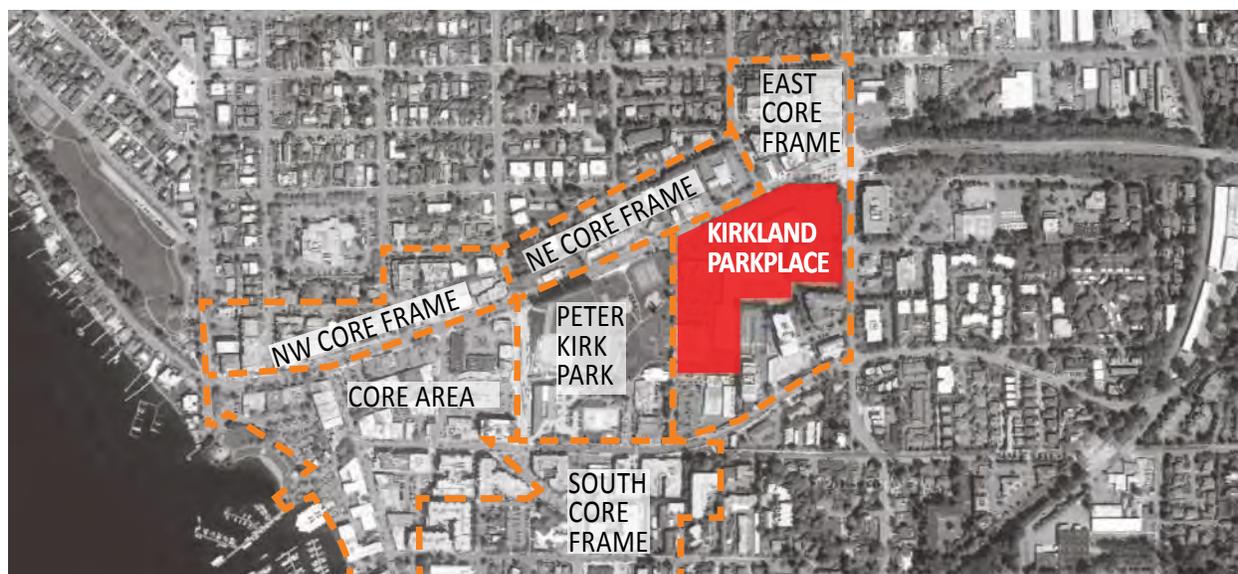
The Kirkland Parkplace Master Plan envisions a transformation of the existing suburban style office park and retail area to a lively, integrated mixed-use center.

Parkplace creates a new destination in Kirkland featuring tree-lined streets, landscaped open spaces, offices and residences overlooking public plazas, and a wide variety of shopping, dining, entertainment, and recreation experiences. Parkplace's contemporary Northwest architecture evokes Kirkland and its environs with green design, appropriate massing, and orientation. Appropriate placement of trees, fountains, benches, street lamps, and decorative sidewalk treatments add a rich texture to Parkplace's plazas and streets.

The combination of pedestrian-oriented streets, distinctive architecture, unique urban character, sensitive integration and progressive sustainable design strategies will make Kirkland Parkplace an attractive and valued gathering place for Kirkland's citizens.

The compact design includes a diversity of spaces for gathering and bustling activity, while maintaining a human scale. This reflects and celebrates the evolution of Kirkland: balancing the need for growth and economic opportunity, but not losing touch with the comfortable, small-town roots of its past.

Kirkland Parkplace is both a home and a destination.



Kirkland Parkplace: Design District 5A, part of the East Core Frame in Kirkland's downtown area¹

POLICY OVERVIEW

3. Application

The Master Plan and Design Guidelines set forth in this document have been created to guide the development of Kirkland Parkplace to meet the intent of the vision for CBD-5A of the City of Kirkland. This Master Plan and Design Guidelines Document allows increased height and reduced setbacks in exchange for providing a mixed-use center and public amenities. These Standards and Guidelines are to be used in addition to the standard zoning regulations for CBD-5A. They are supplemental, not a substitution, to the City of Kirkland Municipal Code and supporting documents.

4. Review Process: Determining Compliance

This document establishes performance criteria and provides recommendations for achieving specific design objectives. Compliance with the Master Plan, including general standards; general public amenity, and access locations; organization of uses; and street dimensional requirements shall be determined by administrative review (planning official). Compliance and consistency with the Design Guidelines shall be determined by the Design Review Board in accordance with KMC 142.35.9. In the DRB's review of the project, the Board shall respect the requirements and commitments established in this Master Plan.

6. Phasing

Depending on market conditions, this development will be staged in three major phases (A, B, and C) with two minor stages in phase A (A1 and A2).

Each independent phase will be designed and built to ensure that, at completion, there are no unsafe or unsightly temporary conditions and that pedestrian connections to and through the site are maintained and/or restored.

As a condition of design review approval for each phase, the applicant shall demonstrate how these conditions will be satisfied for that phase.

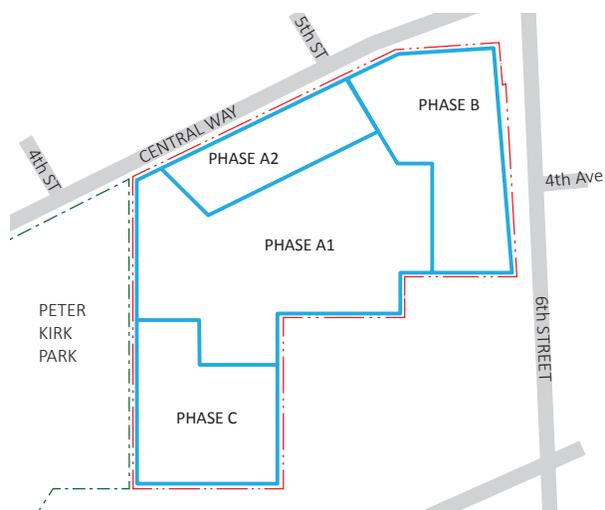
5. Modifications

A major modification to the Master Plan is any proposal that would result in a change that would substantially alter the Plan's proposed development such as: decrease in open space quantity, changes to locations of primary and secondary internal streets, or changes in allowed use. Major modifications to the Master Plan shall require a staff review for consistency with the Comprehensive Plan and City Council approval. (Refer to KMC 3.30.040.)

A minor modification to the Master Plan, reviewed by the Planning Director, is any proposal that would result in a change that would not substantially alter the Plan's proposed development such as: facade treatments, street design variation, character/design detail of public spaces, or minor variations in design of sidewalks, pathways, lighting, and landscaping.

The Design Review Board may grant a design departure or minor variation in the Design Guidelines only if it finds that both of the following requirements are met:

- The variation is consistent with the intent of the guideline and results in superior design.
- The departure will not result in any substantial detrimental effect on nearby properties or the neighborhood.



Project phasing by location. Sequence of phasing to be determined.

7. Comprehensive Plan Design Direction

The City of Kirkland's Comprehensive Plan, Section XV.D, includes several policies and guidelines directly related to the Parkplace site. Four relevant Comprehensive Plan directives and associated responses are included below:

A. CP Policy: *Heights of up to eight stories are appropriate as an incentive to create a network of public spaces around which is organized a dynamic retail destination (CP XV.D-13).*

Response: Parkplace is an urban, open-air retail, restaurant, entertainment, office, and residential complex. (See Section 10 for standards regarding networks of open space, retail frontage, and pedestrian connections.)

B. CP Policy: *Special attention to building design, size, and location should be provided at three key locations:*

- *at the intersection of Central Way and Sixth Street to define and enhance this important downtown gateway;*
- *along Central Way to respond to the context along the north side of street;*
- *and facing Peter Kirk Park to provide a transition in scale to downtown's central green space (CP XV.D-14).*

Pedestrian Connections to adjoining streets, Peter Kirk Park, and adjoining developments should be incorporated to facilitate the integration of the district into the neighborhood (CP XV.D-13).

Response: Specific design guidelines have been defined to encourage unique environments and experiences in each of these three locations. The development standards define pedestrian connection requirements.

C. CP Policy: *Because of the intensity of land use in 5A, the design of the buildings and site should incorporate aggressive sustainability measures, including low impact development measures, deconstruction, green buildings, and transportation demand management (CP XV.D-14).*

Response: The compact development, pedestrian-friendly, mixed-use nature of the land use in CBD-5A is fundamentally sustainable. It provides a live-work balance in downtown Kirkland and provides access to goods and services people need in proximity to where they live. Combined with a commitment to sustainable strategies in the design of the development, Kirkland Parkplace will significantly contribute to lowering carbon emissions and energy use relative to a suburban model of development.

D. CP Policy: *Residential development could be designed to integrate into both the office/retail character of the zone and the active urban nature of Peter Kirk Park (CP XV.D-14).*

Response: The Development Standards provide for up to 30% of building floor area to be devoted to residential use. The proposed residential component will enhance Parkplace's public and retail experience and bring after-hours activity to the development. Residents will have access to a range of services and a direct connection to Peter Kirk Park - all within walking distance.

POLICY OVERVIEW

8. Design Intent

This Master Plan and Design Guidelines document was created using the identified nine Guiding Principles for the project which were derived from input from the City staff, Design Review Board, Planning Commission, various community groups, and the residents of Kirkland.

1. Emotional ownership by the community:
 - Incorporate the project into the story of Kirkland.
 - Enable meaningful community exchanges.
 - Inspire unique experiences and discoveries.
 - Promote the coalescence of Community, Culture, and Commerce.
 - Provide a 'transforming experience' vs. a 'transactional experience'.
 - Include neighborhood retail.
2. Site planning connections:
 - Include public spaces such as plazas.
 - Create clear vehicular access and parking.
 - Create strong emphasis on the streetscape.
 - Support active public spaces.
 - Provide clear and inviting public access.
 - Provide connections to Peter Kirk Park.
3. Create community gathering spaces:
 - Create easily accessible public spaces.
 - Develop spaces that vary in size and offer choices for all ages.
 - Provide safety and comfort.
 - Integrate into the social life of downtown Kirkland.
4. Enhance the pedestrian environment:
 - Promote walkability: network of internal and external pedestrian connections.
 - Create visual interest along the street.
 - Incorporate a rich variety of materials.
 - Provide and enhance pedestrian circulation and retail continuity.
5. Integrate motor vehicle access and parking
 - Minimize the visual presence of parked cars.
 - Allow parking to be utilized during nights/weekends for benefit of community and downtown.
6. A mix of uses = a mix of building types:
 - Create a variety of building types, scales, and materials.
 - Express a three-dimensional quality to the public spaces.
7. Appropriate massing and scale:
 - Create pedestrian spaces with access to sun.
 - Address surrounding edges.
 - Consider scale, massing, and detail of individual buildings.
 - Express human-scale, detailed street level building facades.
8. Sustainability:
 - Establish macro-scale/site sustainable strategies.
 - Pursue building-specific sustainable strategies.
 - Encourage tenant-specific sustainable strategies.
9. Mixed-use development:
 - Provide a residential component to the project that will support the viability of a 24-hour development and complement the other uses on the site.



Children's play area at Peter Kirk Park²

MASTER PLAN: DEVELOPMENT STANDARDS

9. Program Requirements

The following requirements and ratios are established to quantify use types at the completion of the project, and are not a requirement for any single phase.

A. PEDESTRIAN SPACE

The development will include a variety of public open spaces that vary in size and character. A minimum of 10%, or 50,000 square feet, of the site shall be activated pedestrian-oriented space, in the form of courtyards, plazas, etc. See diagram (Section 10.D) for approximate locations and dimensional requirements of specific spaces. Definition of appropriate design treatments are found in the district-specific design guidelines (Section 13).

B. ARTS COMMITMENT

In an effort to encourage integrated art into the project, Parkplace is working in collaboration with representatives from the cultural council and local art community and will identify and create opportunities to integrate art into the project.

C. GREEN BUILDING COMMITMENT

Section V. Natural Environment of the Comprehensive Plan outlines broad goals and policies related to environmental sustainability. Section XV.D of the Comprehensive Plan and Guiding Principle #8 (see Section 8 of this document) describe goals specific to the Parkplace site.

1. In response to these goals and policies, the following requirements will apply to the Kirkland Parkplace project:

- a. All new office buildings will be designed achieve a LEED CS Gold threshold. A USGBC Pre-Certification Application showing points meeting LEED CS Gold will be included with permit submittals to show which points will be pursued.
- b. The multi-family residential building(s) will be designed to a LEED for Homes Multifamily Mid-Rise Silver threshold; or to meet Built Green 4 Star certification.

- c. The applicant shall encourage all potential tenants for Kirkland Parkplace to pursue LEED-CI. To accomplish this, the applicant will create and distribute to tenants a set of Tenant Design Guidelines to show strategies tenants can use to achieve LEED-CI certification. These Tenant Design Guidelines will be made available to the City of Kirkland to inform their ongoing sustainability programs.
 - d. At the end of tenant build-outs of the office space, the applicant shall prepare an executive summary for the City of Kirkland, outlining what sustainability measures were incorporated in the tenant build-outs (unless otherwise restricted by tenant confidentiality).
 - e. In addition, the applicant shall strive to make design choices in its Core and Shell buildings that are conducive to the achievement of LEED-CI by tenants.
2. In the interest of promoting a holistic sustainability approach, the applicant shall strive to integrate site-specific strategies identified as focus areas, such as:
- a. Energy efficiency strategies, like centralized cooling options and heat recovery.
 - b. Low Impact Development (LID) strategies like stormwater planters, vegetated roofs, and bioswales.
 - c. Materials and resource strategies like recycled materials, regional materials, and FSC certified wood.

D. COMMUNITY-SERVING RETAIL AND SERVICES

Include neighborhood-serving retail and services. Possible examples include: grocery, childcare, bookstore, drugstore, dry cleaner, movie theater, barber-shop, shoe repair, etc.

E. PARKING

To guide the transformation described in the Comprehensive Plan from “an auto-oriented center surrounded by surface parking into a pedestrian-oriented center integrated into the community” (CP XV.D-13), the majority of parking for the development shall be placed underground. Surface parking will be provided along selected internal streets and at other selected surface parking locations to support retail uses.

TOTAL SITE AREA = 501,000 sf = 100%

SITE AREA BREAKDOWN

Building Footprint 38 - 43%	Open Space* 30 - 35%	Vehicle Areas 22-27%
---------------------------------------	--------------------------------	--------------------------------

*Open Space refers to all at-grade site area other than building footprints, streets, or parking areas. The 50,000 square foot requirement applies specifically to *Pedestrian Space*, outlined below, and in Section 10D: *Pedestrian Space*.

OPEN SPACE BREAKDOWN

Sidewalks 20-26% of Site	Plazas/Courtyards/Gardens ≥ 50,000 sf or 10% of site	Public Roof Terrace 10,000 sf	Private Roof Terrace 10,000 sf
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BUILDING USE BREAKDOWN · Approximate 1,140,000 GROSS SF TOTAL

Commercial Office 600,000 - 615,000 sf	Retail / Fitness / Entertainment 210,000 - 225,000 sf	Residential 250-300 units 280,000 - 300,000 sf
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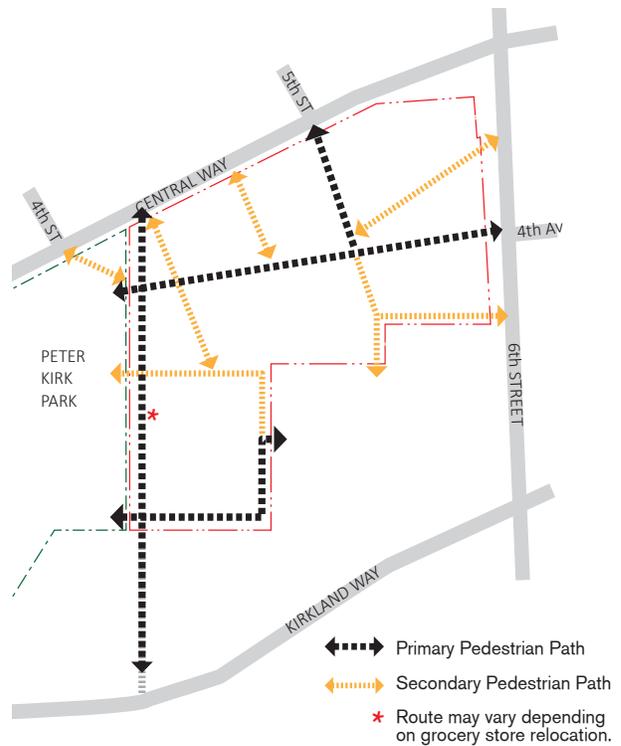
10. Public Amenities, Access, and Organization of Uses

A. PEDESTRIAN CONNECTIONS

Intent: Create a network of identifiable linkages into and through the project site for pedestrians.

The diagram at right shows approximate pedestrian connections. Darker lines indicate primary connections designated by the Comprehensive Plan. Lighter lines show secondary connections linking existing proposed streets as well as Peter Kirk Park. These connections are for public use.

The applicant shall work with the City to define appropriate wayfinding strategies between the development and the Cross Kirkland Corridor.



Network of pedestrian connections

DRAFT KIRKLAND PARKPLACE MIXED-USE DEVELOPMENT: MASTER PLAN & DESIGN GUIDELINES

B. RETAIL/RESTAURANT FRONTAGE

Intent: Encourage and contribute to the liveliness and activation of pedestrian-oriented streets and spaces by providing retail and activating uses at ground level.

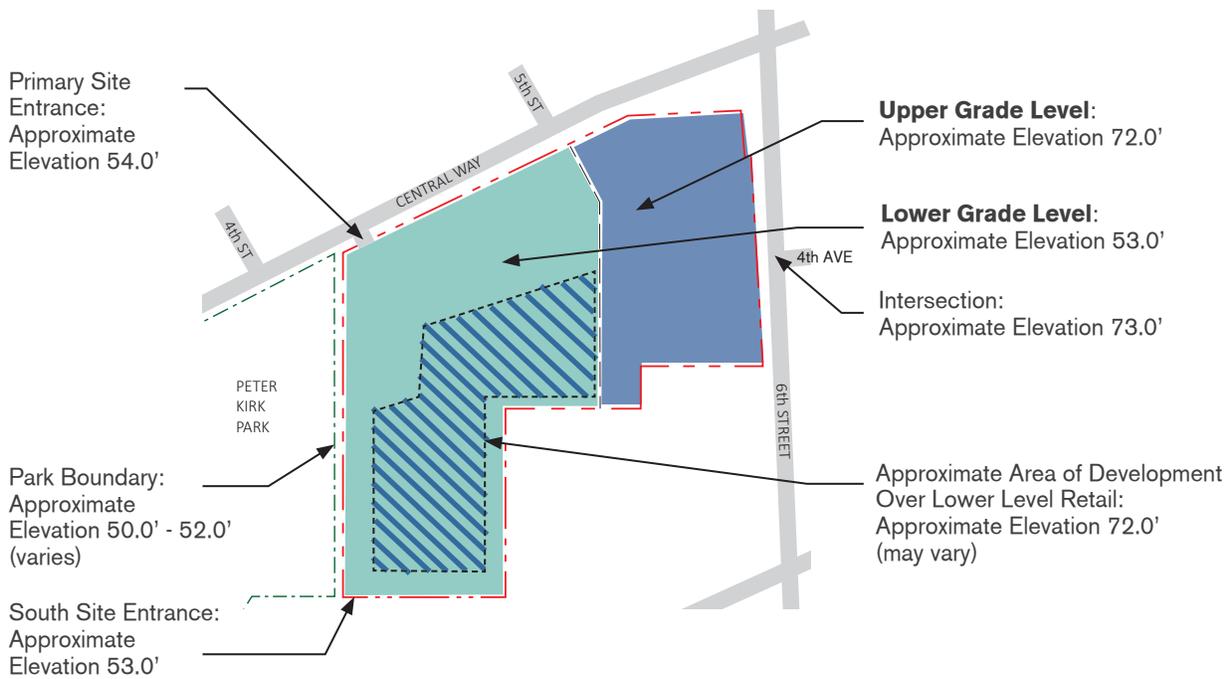
Predominant retail and other pedestrian-encouraging uses, including shops, restaurants, grocery, and a movie theater are encouraged along pedestrian-oriented streets and public spaces. Additional activating uses are encouraged on the ground level throughout the development where feasible.

C. ORGANIZATION OF USES

Intent: Locate building and other uses to support the development goals of the project, including: ground floor retail, upper floor office space, residential space, and public gathering spaces between buildings.

The following diagrams describe the general approximate locations of various building use types, pedestrian connections, parking, and public gathering spaces.

The key plan below illustrates the two grade levels for the site: *Upper Grade Level* and *Lower Grade Level*. The Upper Grade Level relates to the existing street grades at the intersection of 6th Street and 4th Avenue. The Lower Grade Level relates to Peter Kirk Park and the grades at the primary site entrance on Central Way.



Key plan for levels on following two diagrams.

C. ORGANIZATION OF USES: LOWER GRADE LEVEL

BUILDINGS

- A** Retail with entries accessed from internal street;
Office above
- B** Retail and Grocery with entries accessed from internal
street and/or open space;
Residential above
- C** Retail and/or Entertainment;
Office above

SITE

- D** Below-Grade Parking
- E** Retail Surface Parking
- F** Pedestrian Space:
Plaza/Courtyard/
Garden

..... Vehicular and
Pedestrian Circulation

..... Pedestrian-Only
Circulation

▶ Vehicle Site Access

▶ Pedestrian Site
Access;
Locations to
be Determined

▶ Provide visibility
into retail or other
activating uses at
these locations

● Retail

● Outdoor Amenity

● Parking



DRAFT KIRKLAND PARKPLACE MIXED-USE DEVELOPMENT: MASTER PLAN & DESIGN GUIDELINES

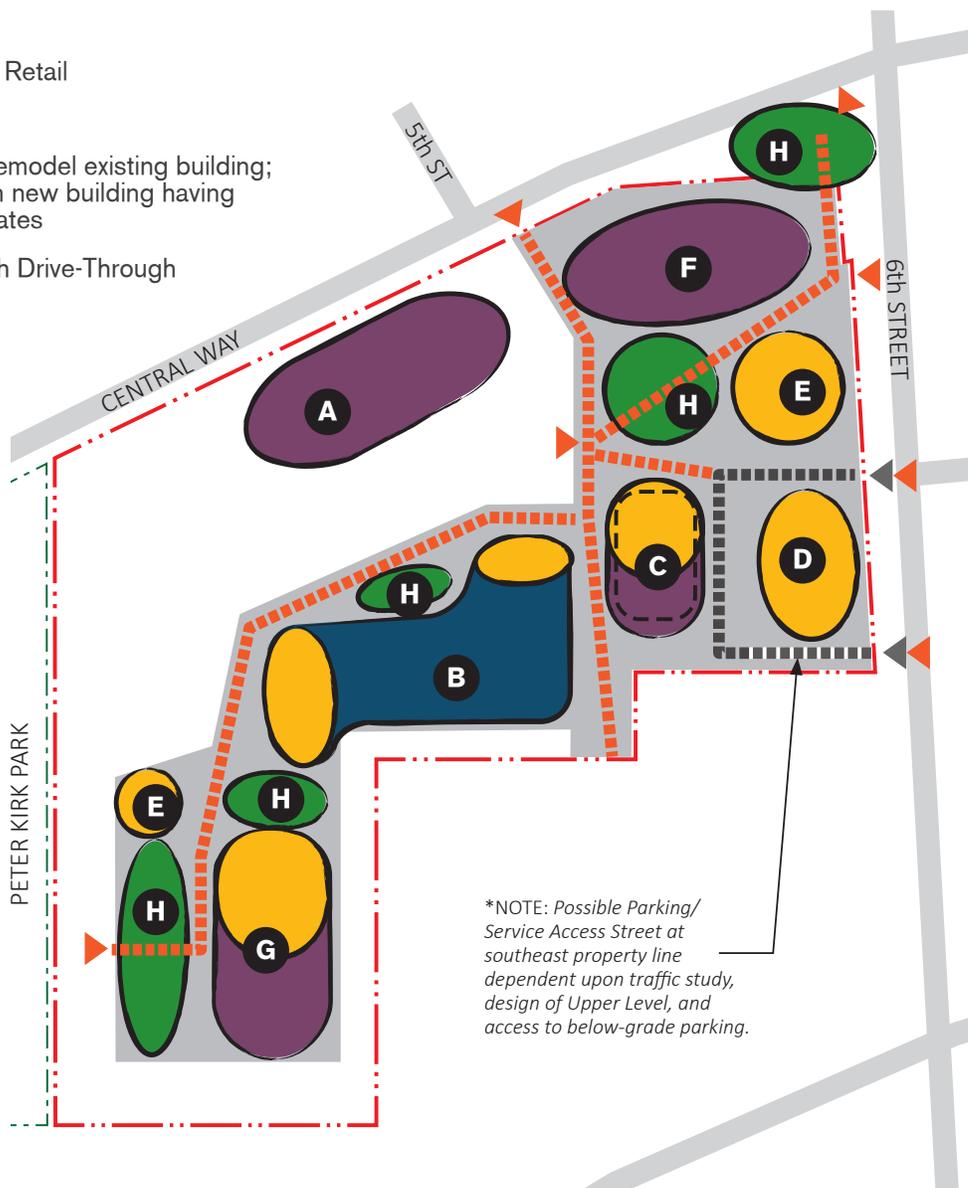
C. ORGANIZATION OF USES: UPPER GRADE LEVEL

BUILDINGS

- A** Office over Lower Level Retail
- B** Residential with Ancillary Retail
- C** Office with Retail;
Options: 1) Retain and remodel existing building;
2) Replace with new building having larger floorplates
- D** Retail: Possible Bank with Drive-Through
- E** Retail
- F** Office
- G** Office with Retail

SITE

- H** Pedestrian Space: Plaza/Courtyard/Garden and/or Roof Terrace
- Vehicular and Pedestrian Circulation
- Pedestrian-Only Circulation
- ▶ Vehicle Site Access
- ▶ Pedestrian Site Access
- Retail
- Outdoor Amenity
- Office
- Residential



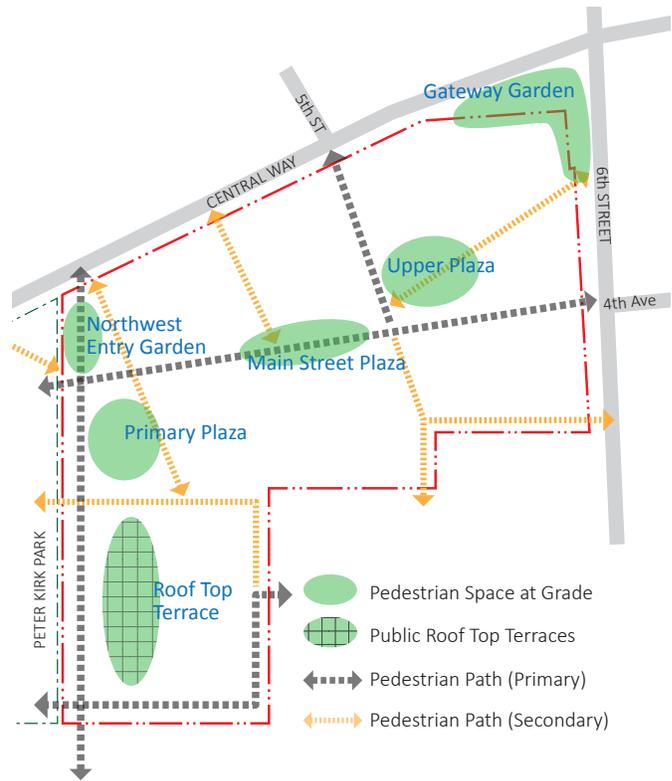
D. PEDESTRIAN SPACE

Intent: Provide a functional and diverse pedestrian environment by creating a variety of usable pedestrian open spaces.

The following types of public/pedestrian space are to be provided at a minimum of 10% of the total lot area, or 50,000 square feet. Locations are approximate and not limited to those shown on the diagram at right.

- a. Primary plaza:** shall have a minimum area of 12,000 square feet with a minimum average width of 70 feet.
- b. Main Street plaza:** a linear sequence of pedestrian spaces along Main Street retail shall have locations with a minimum 35-foot width.
- c. Upper Plaza:** shall include a combination of landscaping and hardscaping with a minimum area of 10,000 square feet.
- d. Northwest Entry Garden:** shall be predominantly landscaped and an extension of Peter Kirk Park.
- e. Smaller courtyard/plazas:** shall have a minimum area of 2,500 square feet each. (not illustrated in diagram at right)
- f. Roof top terraces:** shall provide a minimum of 10,000 square feet total of publicly accessible rooftop terraces in one or more locations.

See district specific guidelines for design parameters of public space (ex. plazas, Section 13.D).



Distribution of pedestrian spaces: along paths, between buildings, and on rooftop terraces. Locations are illustrative and subject to change.

11. Street Classification

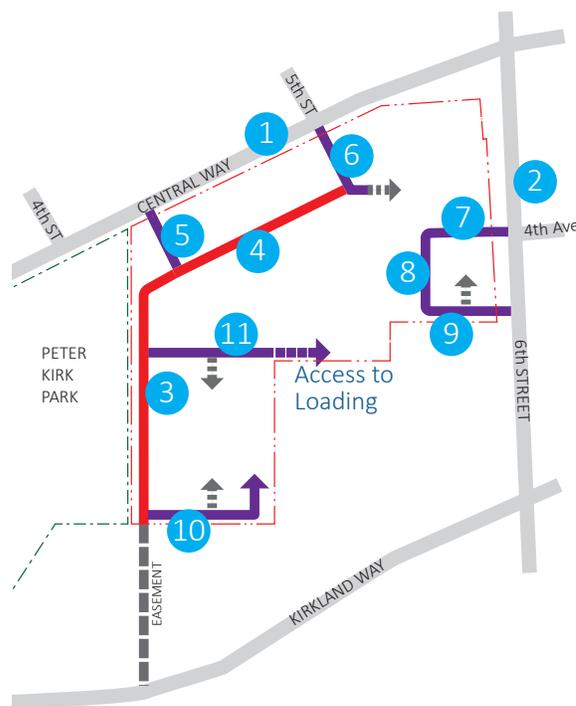
Intent: Create a street and sidewalk network that responds to the existing Kirkland grid pattern, creates a pedestrian-oriented environment, and allows for direct interaction with Peter Kirk Park.

The following street classifications and diagrams represent the various types of streets and approximate locations anticipated in the project. Final location and classification of streets may be adjusted in the final design to include such design techniques as: tight turning radii to calm traffic, curb bulb outs, textured crossings, etc. Access shall be in compliance with city codes and policies for public improvements and emergency access.

Street classifications are meant to be typical sections of the roadway. Slight variations may be necessary to accommodate driveways, street furniture, structural constraints, etc.

Planting adjacent to parking or drive lane may consist of tree wells level with sidewalk or planting strips which are flush with sidewalk or raised above sidewalk. Where tree wells occur, provide minimum 12'-0" total sidewalk width including tree wells, with minimum sidewalk width of 8'-0" and tree grate width of 4'-0" (except as noted on street sections).

Where continuous planting strips are provided in lieu of street tree wells, provide minimum 10'-0" sidewalk and 4'-0" minimum planting strip (unless noted otherwise).



➡ Indicates Possible Access to Below-Grade Parking

ADJACENT PUBLIC STREET IMPROVEMENTS

- 1 Central Way
- 2 6th Street

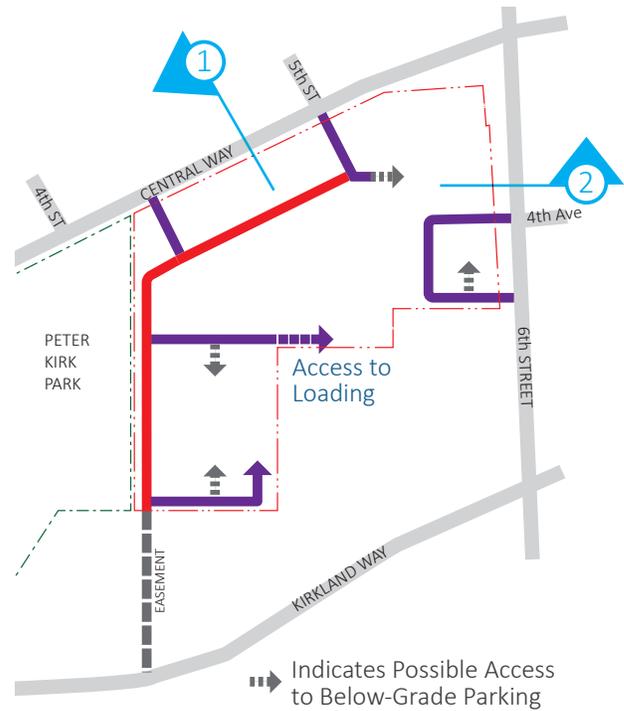
PRIMARY INTERNAL STREETS

- 3 Park Promenade
- 4 Main Street

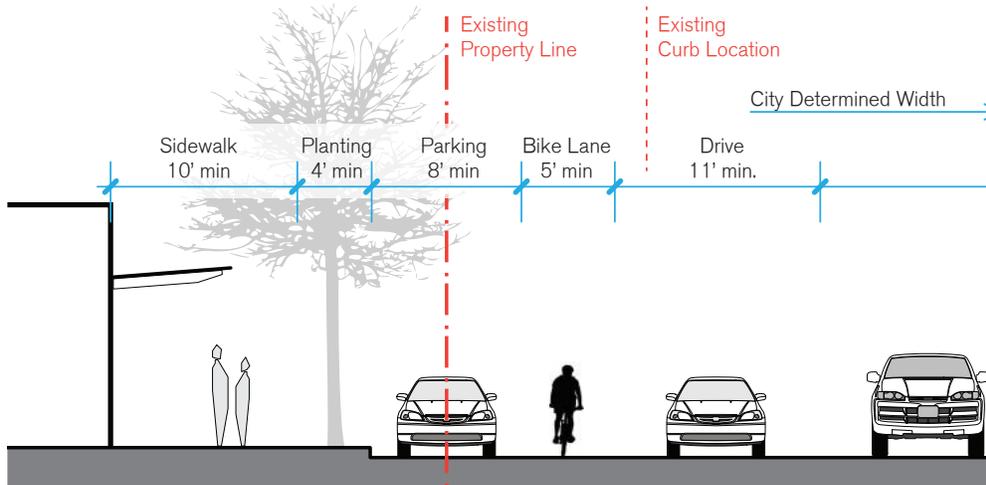
SECONDARY INTERNAL STREETS

- 5 Access Street at Central Way near 4th Street
- 6 Access at Central Way near 5th Street
- 7 Access at 6th Street
- 8 Upper Level Internal Street
- 9 Possible Parking/Service Access at 6th Street
(Dependent upon traffic study, design of Upper Level, and access to below-grade parking)
- 10 Access Street at Southern Property Line
- 11 Parking/Service Access

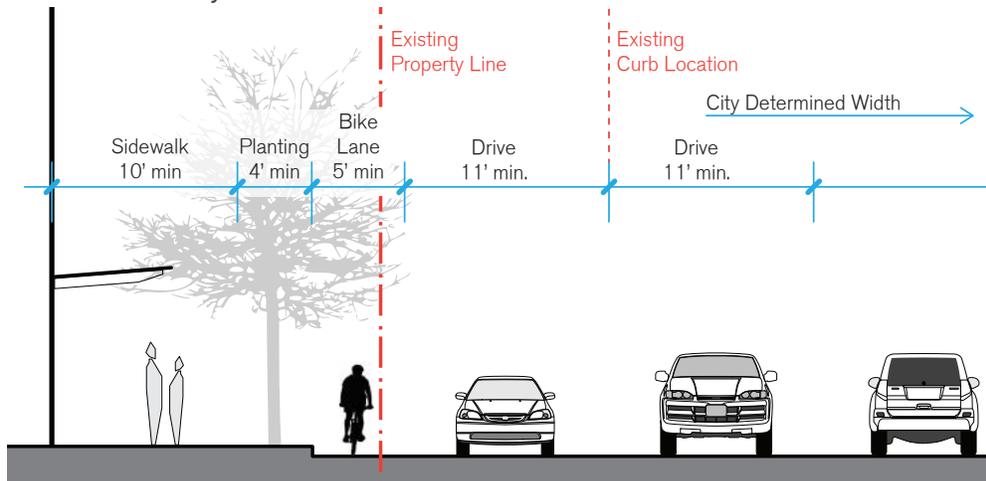
ADJACENT PUBLIC STREET IMPROVEMENTS



1 Central Way Frontage Section (typical)

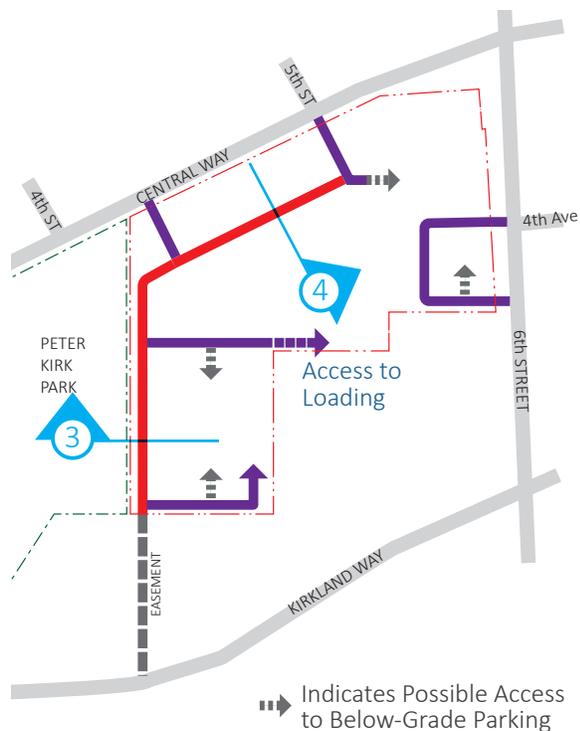


2 6th Street Frontage Section (typical north of 4th Avenue) (Confirm with City of Kirkland)

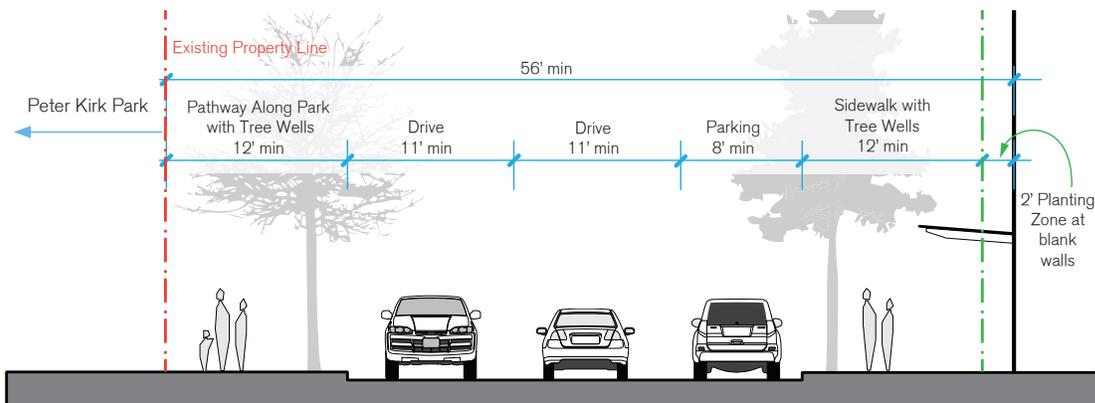


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PRIMARY INTERNAL STREETS

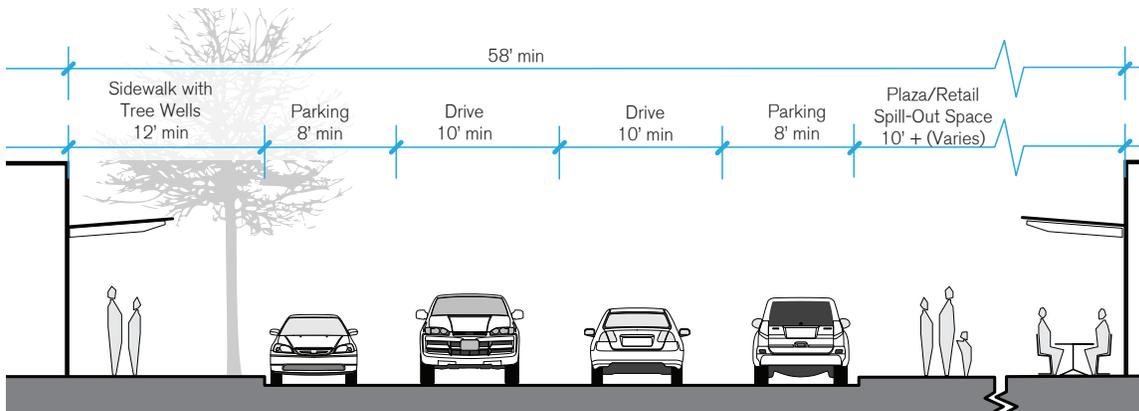


3 Park Promenade Section (typical)



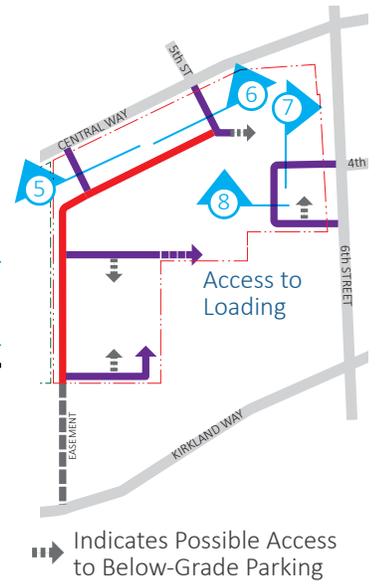
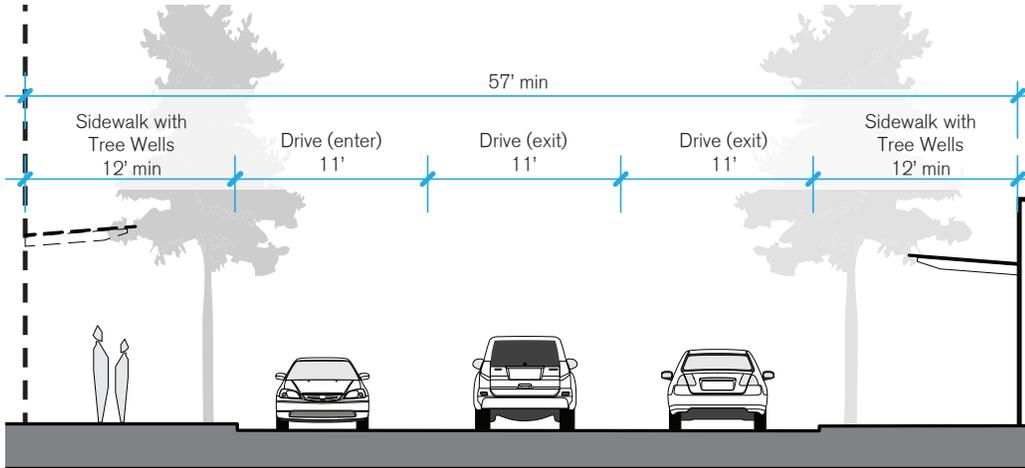
The existing easement to the south shall include a pedestrian sidewalk connecting the Park Promenade with Kirkland Way.

4 Main Street Section (typical)

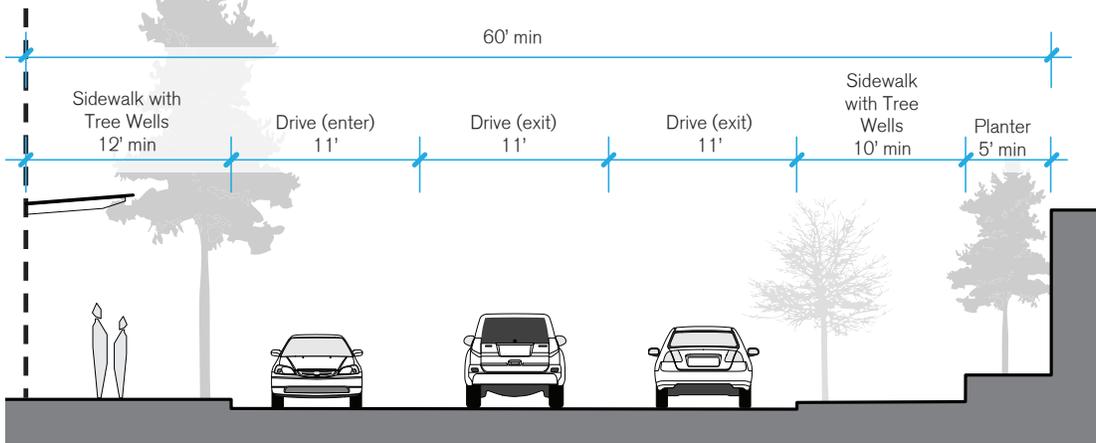


SECONDARY INTERNAL STREETS

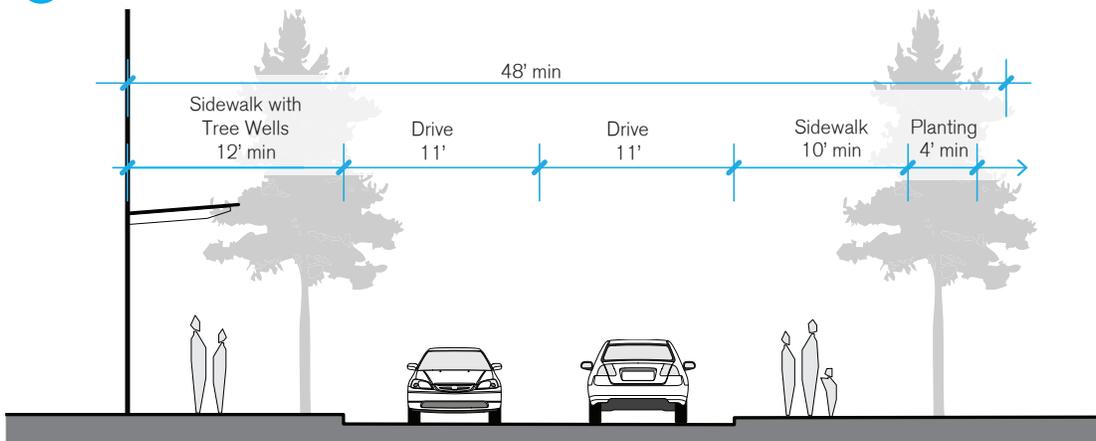
5 7 Access Streets at Central Way, 6th Street (typical)



6 Access Street at Central Way and 5th Street (typical)



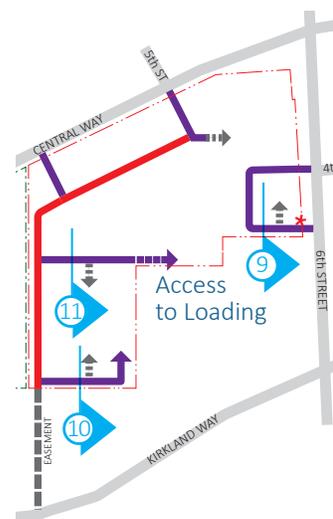
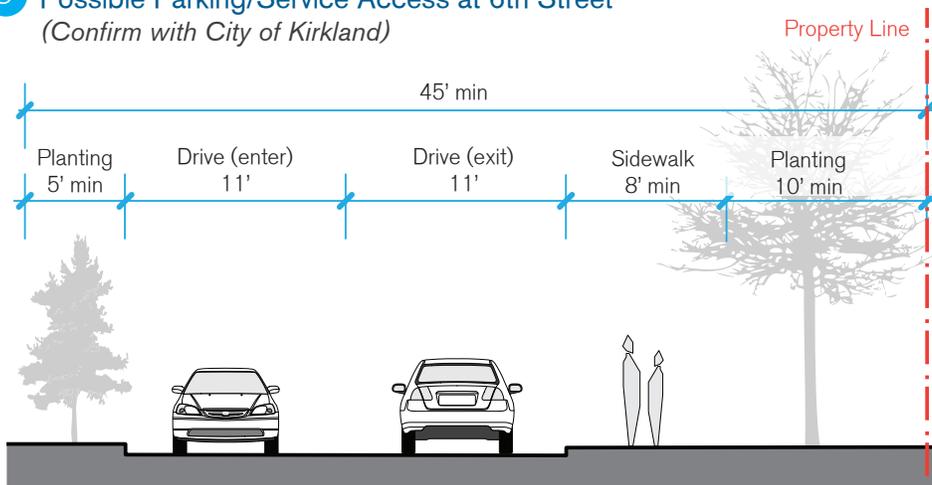
8 Upper Level Internal Street (typical)



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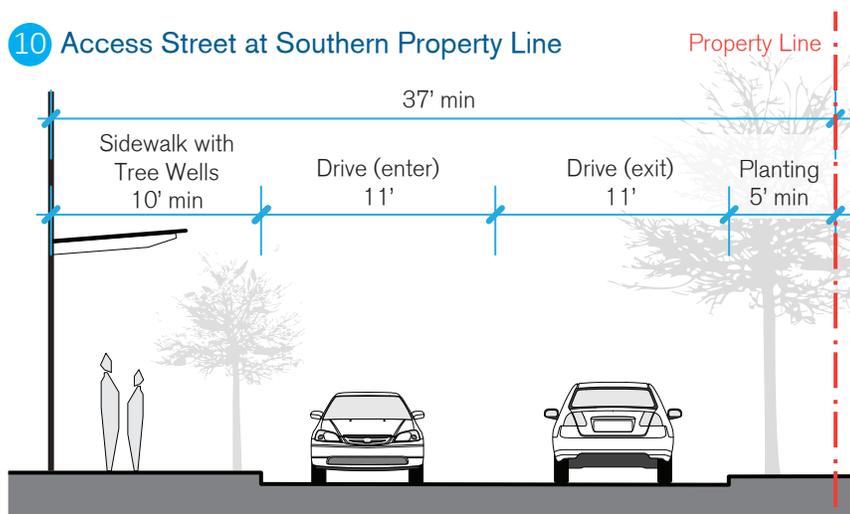
SECONDARY INTERNAL STREETS

9 Possible Parking/Service Access at 6th Street (Confirm with City of Kirkland)

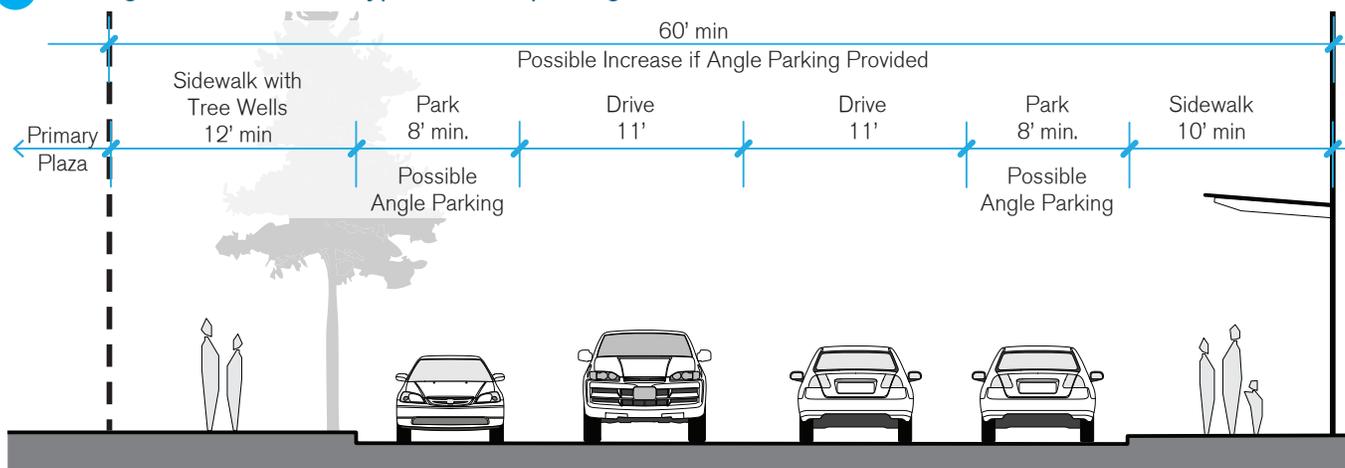


- ➡ Indicates Possible Access to Below-Grade Parking
- * Access Point T.B.D. per Traffic Study

10 Access Street at Southern Property Line

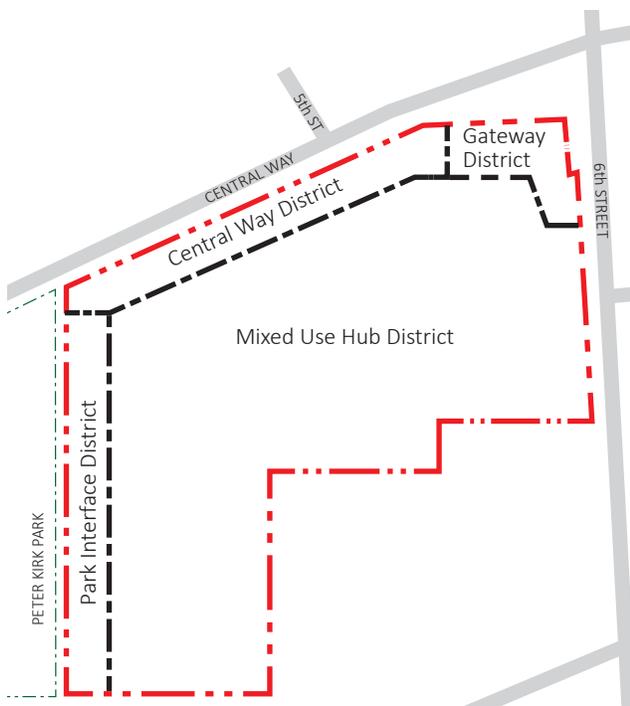


11 Parking/Service Access (typical where parking occurs)



DESIGN GUIDELINES

The Guidelines in Section 12 apply to all districts. Section 13 identifies Guidelines that are district-specific and respond to key locations defined in the City's Comprehensive Plan as requiring special attention. These design districts are defined in the diagram at left.



Key Plan: on-site district locations



Pedestrian-friendly character: on-street parking; amenity zone with street trees, signs, light fixtures; wide sidewalk to accommodate outdoor seating.

12. Design Guidelines: All Districts

Overall Intent: Create a rich pedestrian-oriented environment and successful mixed-use center.

SITE PLANNING

1. STREETScape

Intent: Maintain a continuous and safe streetscape with a pedestrian-friendly character.

- a. Sidewalks should maintain at least an 8 ft clear zone for pedestrian travel (except as noted in street sections).
- b. All streets should contribute to the physical safety and comfort of pedestrians. Provide the following where feasible to help define the sidewalk space:
 - on-street parking (see street classifications)
 - a well-defined amenity zone set to the curb for plantings, street trees, benches, trash receptacles, signs, etc. (Minor deviations for street trees and major planting spaces may be necessary in some spaces due to structural constraints.)
 - wide enough sidewalk space to accommodate outdoor seating where restaurants are anticipated
- c. Use design elements such as separate storefronts, pedestrian-oriented signs, exterior light fixtures, awnings and overhangs to add interest and give a human dimension to street-level building facades.
- d. In general, buildings with active ground floor uses should be set as close as possible to sidewalk to establish active, lively uses. Maintain a continuous street wall, limiting gaps to those necessary to accommodate vehicular and pedestrian access.
- e. Encourage recessed main building and/or shop entrances consistent with a traditional "main street" design that is inviting and promotes streetscape continuity.

- f. The corners of buildings located at street intersections may recess to promote visibility and allow for a collection of people.
- g. Allow larger buildings to recess from the sidewalk edge to allow for entry forecourts, provided street continuity is not interrupted along the majority of the block.

2. PUBLIC SPACES: PLAZAS, COURTYARDS, GARDENS

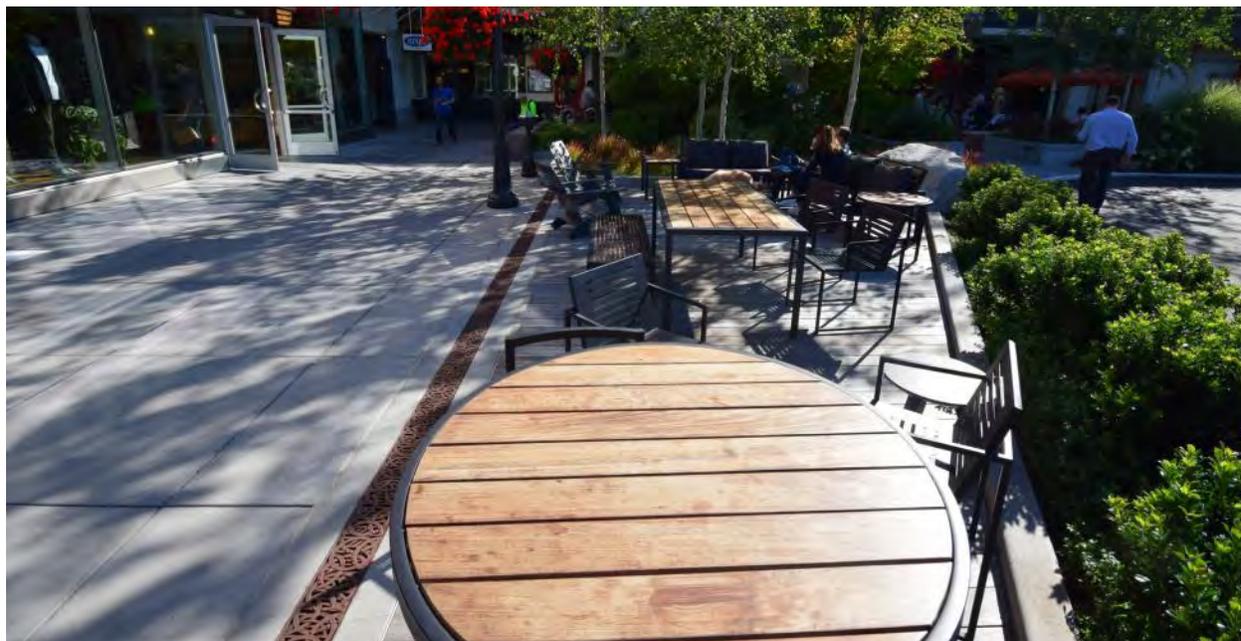
Intent: Provide a friendly pedestrian environment by creating a variety of usable and interesting public and semi-public open spaces.

- a. Make plazas and courtyards comfortable for human activity and social interaction – standing, sitting, talking, eating, etc.
- b. Define and contain outdoor spaces through a combination of building and landscape. Oversized spaces that lack containment are discouraged.
- c. Establish pedestrian pathways that link public spaces to other public spaces and streets. These should be clearly identifiable for easy wayfinding.

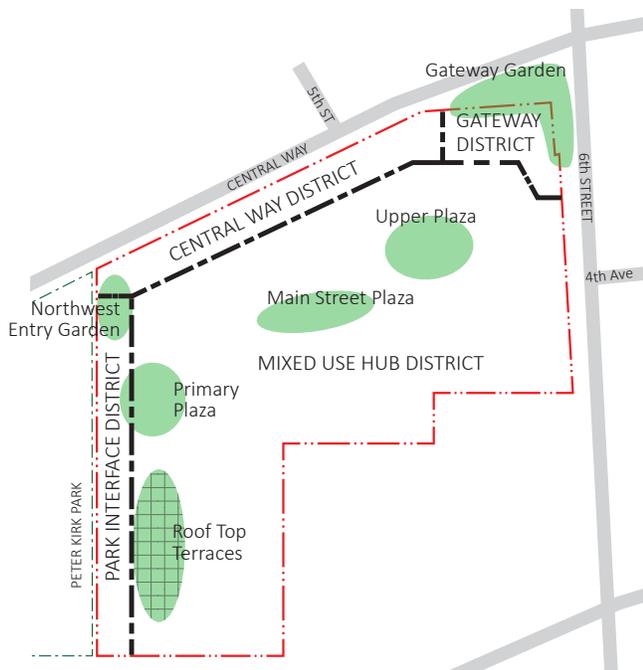
Public Spaces: plazas defined by pathways and buildings include amenities such as water features, sitting spaces, landscaping, and changes in materials, colors, and textures



Street bench, plantings, and recessed corner entry



DESIGN GUIDELINES



Possible Organization of Pedestrian/Public Spaces as Related to Districts

- d. Plazas and courtyards should include the following:
 - planters and trees to break up space
 - seating, such as benches, tables, or low seating walls
 - special paving, such as integral colored/stained concrete, brick, or other unit pavers
 - specialty pedestrian scale bollards or other types of accent lighting
 - at least one of: public art and/or water feature
- e. Design spaces to allow for variety and individualization of temporary installations such as: lighting, banners, artwork, etc.

3. ENVIRONMENTAL CONSIDERATIONS

Intent: Optimize pedestrian comfort using natural environmental conditions. Promote a pedestrian- and bicycle-friendly atmosphere.

- a. Consider environmental conditions such as sun, shade, and prevailing winds when positioning courtyards and outdoor seating areas. Provide features and amenities to enhance pedestrian and bicycle access throughout the project.

4. PEDESTRIAN CONNECTIONS AND WAYFINDING

Intent: Create a network of safe, attractive, and identifiable linkages for pedestrians.

- a. Provide clearly defined pedestrian connections at locations specified in the Pedestrian Spaces and Street Classification sections.
- b. Provide graceful grade transitions - both physical and visual - between upper grade and lower grade levels through the use of: landscaping, terraced planters, overlooking balconies, wide and inviting stairways, and other pedestrian connections.



Plaza with special paving, seating, planters



Pedestrian and bicycle amenities (left); Wayfinding signage and clearly defined pedestrian connections (center and right)

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5. LIGHTING

Intent: *Ensure that lighting contributes to the character of the project, provides personal safety, and does not disturb adjacent developments and residences.*

- Use city-approved fixtures for street lighting along the city streets.
- Lighting elements throughout the project and on adjoining rights of way should be coordinated, including public open spaces, accent lighting, and streets.
- Accent lighting along public right-of-way should be soft in character and enrich the pedestrian street life.
- Accent lighting within the central pedestrian space should be congruous with the character of the project and with the arts and pedestrian space commitments. (See Section 9.)
- Lighting should include non-glaring design, such as cut-off fixtures that avoid light spilling over onto other properties.
- Flood lighting of entire building facades is discouraged.
- Lighting on upper levels should be sensitive to Peter Kirk Park, residences, and drivers.

6. SCREENING OF TRASH AND SERVICE AREAS

Intent: *To screen trash and service areas from public view.*

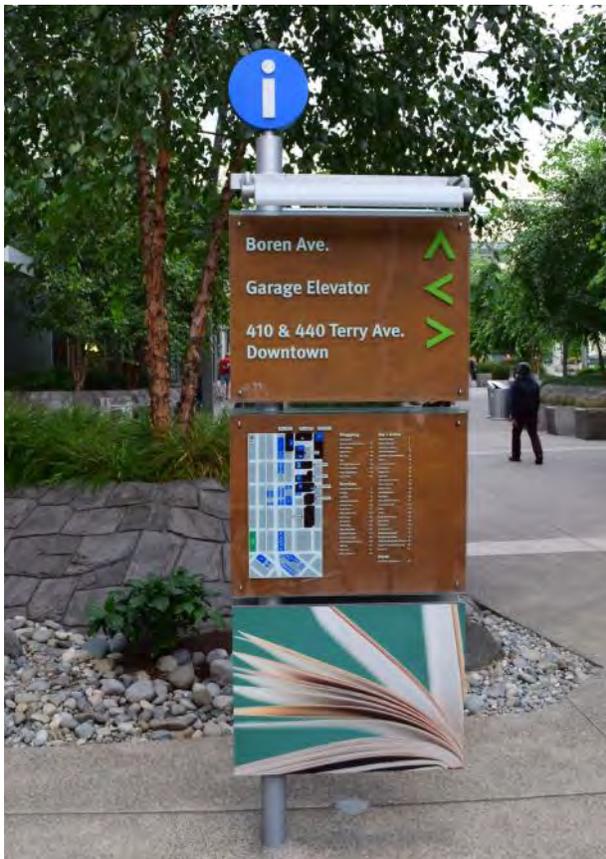
- All service, loading, and trash collection areas shall be screened by a combination of planting and architectural treatment similar to the design of the adjacent building.
- Avoid wherever possible locating service, loading, and trash collection facilities in pedestrian-oriented areas.



Integrated lighting enhances architectural character and provides pedestrian safety

Architectural and landscape elements provide screening





7. SIGNS

Create a Master Sign Plan that is in keeping with the following design objectives:

Intent: Create signs that are creative, engaging, and effective for a variety of user groups and respond to a variety of spaces.

- a. Signs should be complementary and integrated with the unique character of the specific areas or buildings where they are located.
- b. Signs should be high quality and consistent with the contemporary urban character of comparable developments in similar regions.
- c. The design of buildings should identify locations, sizes, and general design for future signs.
- d. The Master Sign Plan should include a hierarchy of elements based on function, such as:
 - site signs for entries, wayfinding, Parkplace identity
 - building signs for addressing and landmarking
 - tenant signs to encourage expressive individualization



A hierarchy of sign functions: site signs for entry and wayfinding (above), building signs for landmarking (below left), and tenant signs that express individual character (below center³ and right)



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BUILDING DESIGN

1. ORIENTATION TO THE STREET

Intent: *Ensure that buildings contribute to the liveliness of Parkplace's public spaces, and overall community character.*

The following design treatments should apply to areas where retail frontages occur:

- a. Streets and public spaces should be enlivened by storefronts, windows, merchandise and other activity. Buildings should be designed with frequent entrances to encourage multi-tenant occupancy and walk-in traffic.
- b. Ground level retail heights should be a minimum of 14 feet in height.
- c. Entrances: Principal building entry should be visible from internal or external streets and public space. Entries should be marked by large entry doors and/or canopy/portico/overhang.
- d. Transparency: To help provide a visual connection between activities, ground floor facades should provide:
 - windows of clear vision glass (i.e. transparent) beginning no higher than 2' above grade to at least 10' above grade,
 - 60% minimum of facade length along Central Way, and the internal Main Street, should provide transparency,
 - 50% minimum of retail facade length along access streets from Central Way to the site should provide transparency.
- e. Weather Protection: To provide pedestrians cover from weather, canopies or awnings should be:
 - a minimum of 5 feet in width unless in conflict with vehicles,
 - placed along at least 75% of facades of retail frontages, and constructed of durable materials,
 - allowed to vary in design,
 - encouraged to have continuity, minimizing gaps.



Retail frontages with wide sidewalks, transparency, visible entries, and weather protection

DESIGN GUIDELINES



Articulation, massing, and diversity to maintain a pedestrian scale.
(middle: 4)

2. MASSING/ARTICULATION

Intent: Create a variety of form and massing through articulation and use of materials to maintain a pedestrian scale.

- a. In general, break down the scale and massing of larger buildings into smaller and varied volumes.
- b. All building faces should be responsive to the context of the surrounding environment and neighboring buildings.
- c. Design all sides of the building with care (i.e. there should be no “backside” of a building.)
- d. Buildings should distinguish a “base” using articulation and materials. Include regulating lines and rhythms to create a pedestrian-scaled environment.
- e. Provide clear pattern of building openings. Windows, balconies, and bays should unify a building’s street wall and add considerably to a facade’s three-dimensional quality.
- f. Ribbon windows and extensive use of mirrored glass are discouraged.
- g. Employ major architectural expressions into the facade, roof form, massing, and orientation, such as tower forms, oversized windows, and entrances to demarcate gateways and intersections. Strong corner massing can function as a visual anchor at key locations within the project area.
- h. Building modulation should be employed to break up long facades and create a visual interest unique to each building in the project. The type of modulation should be determined by the overall design concept for each building, using dimensions from window sizes, column spacing, rain screen paneling, etc. to determine a distinct design solution.
- i. Roof Silhouettes: Express roofs in varied ways. Consider potential views of roof tops from adjacent buildings. Avoid monotonous design.
- j. Locate and/or screen rooftop equipment so that it is not visible from public spaces. Integrate rooftop screening into building’s form.

3. BLANK WALL TREATMENTS

Intent: Reduce the visual impact of blank walls by providing visual interest.

- a. Although blank walls are generally not encouraged along public streets and pedestrian spaces, there may be a few occasions in which they are necessary for functional purposes. Any blank walls longer than 20 feet should incorporate two or more of the following to provide visual interest:
 - vegetation, such as trees, shrubs, ground cover and or vines adjacent to the wall surface
 - artwork, such as bas-relief sculpture, murals, or trellis structures
 - seating area with special paving and planting
 - architectural detailing, reveals, contrasting materials, or other special visual interest

4. ENCOURAGE HIGH-QUALITY DESIGN

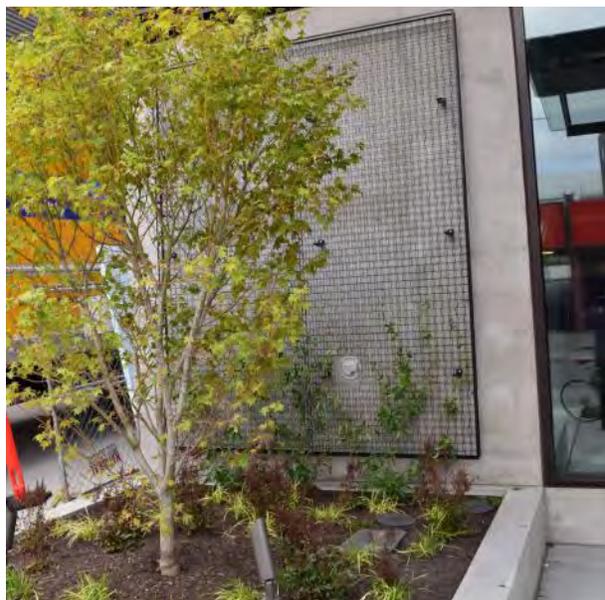
Intent: Ensure that all buildings in the project area are constructed as a quality addition to the Kirkland Community.

- a. Exterior architectural design and building materials should exhibit permanence and quality appropriate to Kirkland's urban setting.

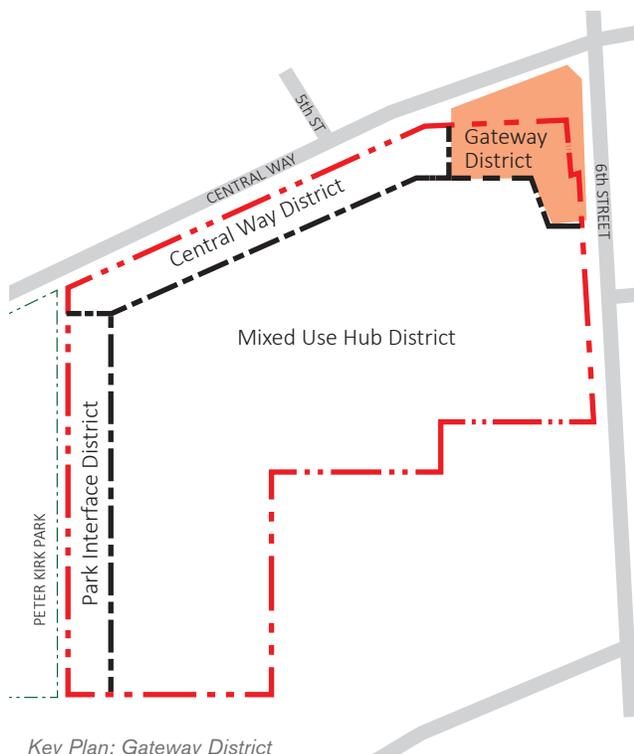
5. BUILDING DIVERSITY

Intent: Ensure that buildings in the project are distinct and respond to the unique character of their specific function and location.

- a. Buildings should be designed to integrate with each other, while demonstrating architectural diversity. Buildings should be responsive to each specific district and its site conditions.
- b. Materials should be selected to integrate with each other and to help provide a richness of architectural diversity.
- c. Windows should incorporate variation of patterning between buildings.



Vegetation, art, and screening provide visual interest at blank walls (center image ⁵)



Key Plan: Gateway District

13. Design Guidelines: District-Specific

A. GATEWAY DISTRICT

Intent: Create a welcoming feature to Parkplace and to downtown Kirkland. This area should create an inviting entryway that is representative of the community through the use of art, landscape, and architecture.

SITE PLANNING

1. Incorporation of Triangular Lot “Gateway Garden”: Incorporate the northeast triangular lot (excess right-of-way) into the project design to create a distinct gateway entrance that is integrated with the Parkplace development. Include:
 - a. Public Access: Public access into the site should be visible and accessible from the corner of 6th Street and Central Way.
 - b. Hardscape/Vegetation: Paving and landscaping materials should identify pedestrian spaces and access.
 - c. Trees and Other Planting: Landscaping should be of appropriate scale and species to make a significant gateway gesture. Trees should be selected to provide visibility of businesses and maintained to encourage proper growth and height.
 - d. Signage (downtown entry): Incorporate wayfinding signage directing visitors to Downtown, Peter Kirk Park, Waterfront/Marina, City Hall, and Civic District.
2. Public Space Connecting to Triangular Lot: Design of additional public space should be integrated with the triangular lot to provide a congruous pedestrian environment.
 - a. Public Access: Connect pedestrian access to the gateway garden, adjacent streets, and public open spaces.
 - b. Hardscape/Vegetation: Paving and landscaping materials should identify pedestrian spaces and access.
 - c. Seating: Incorporate seating along pedestrian pathways and gathering spaces.
 - d. Artwork: Incorporate art in an appropriate scale to distinguish the significance of this corner.



Distinct corner treatments: provide identity for the development and integrate pedestrian hardscape, landscaping, seating, and art

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3. Pedestrian Connection: Create a pedestrian connection from the corner of 6th and Central into the heart of the project. (See Section 10.A.) This connection will include the following:
 - a. Pedestrian weather protection
 - b. public connection from 6th to the interior of the site open during regular operating hours
 - c. pedestrian lighting
 - d. seating

and may include:

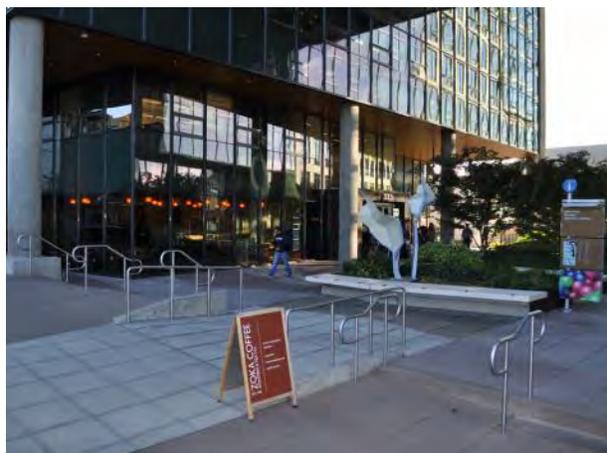
 - e. enclosed public space
 - f. retail/restaurant uses
 - g. covered play/activity space
4. Buildings should be separated from or differentiated from each other at this corner so that they are not perceived as one building.

BUILDING DESIGN: BUILDING AS GATEWAY

1. Ground Level Treatment
 - a. Setbacks from Streets - The ground floor levels of the corner building should be permitted to set back to allow for cut away view and obvious pedestrian connection into the site.
 - b. Active and Inviting - Design for an engaging pedestrian experience along ground floor of the building.
 - c. Details Visible at Different Movement Speeds - Incorporate details in the building along the corner that bring visual interest at the pedestrian level, as well as for vehicular traffic entering Kirkland.
2. Upper Levels
 - a. Change of Expression/Material Choices: A clear visual division between upper and lower floors should be incorporated through a change in materials, colors, and forms.
 - b. Modulation: Building form modulation should be incorporated to decrease the apparent bulk of the building facade along Central Way.
 - c. Top Floor/Roof Edge: should have a distinct profile against the sky through elements such as projections, overhangs, cornices, step backs, trellises, changes in material, or other elements.
 - d. Accent Lighting: The innovative use of accent lighting incorporated into the building facade is encouraged. Lighting should include non-glaring design solutions such as cut off fixtures that avoid light spilling over onto other properties. Flood lighting of entire building facades is discouraged.



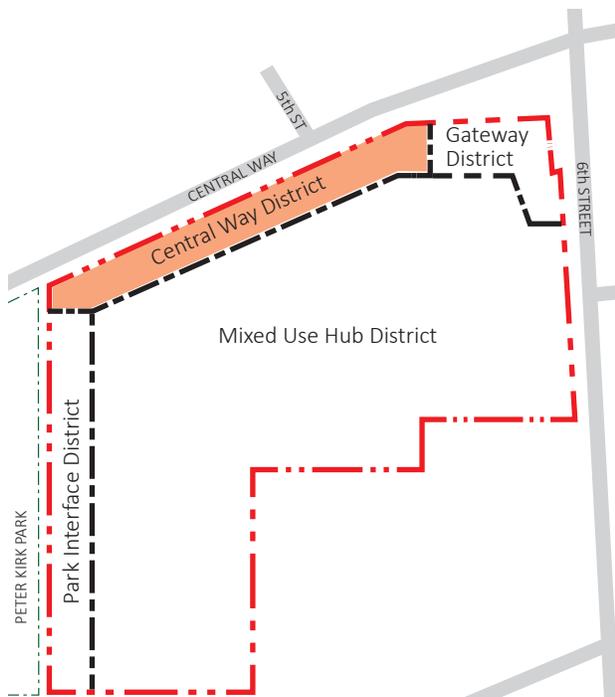
Building modulation, clear visual distinction between upper and lower floors, and details visible at different speeds



Ground floors set back to provide pedestrian connection to site



Top floor/roof edge provides distinctive profile⁶



Key Plan: Central Way District

B. CENTRAL WAY DISTRICT

Intent: Respond to Central Way as a major arterial linking downtown Kirkland with areas east and beyond. Parkplace must take advantage of this traffic volume to help create a multi-functioning, pedestrian-scale street that brings visual activity to the street edge.

SITE PLANNING

1. Encourage connections and activate the street edge by incorporating:
 - on-street parking along Central Way
 - buildings located up to the edge of the sidewalk
 - visibility into buildings in order to engage pedestrian interest
 - generous sidewalk amenity zone (trees, lights)
 - street tree selection and spacing that provide visual continuity, buffer pedestrians from the busy street, and allow visibility of retail
 - pedestrian signage
2. Reduce the length of street wall by pulling back portions of the building at ground level from the street edge in key locations provided street continuity is not interrupted.
3. Include a pedestrian-only connection from Central Way into the interior of the project. Pedestrian access along this route should include pedestrian-scaled lighting and a clear connection to the streetscape/plaza space on the opposite side.
4. Activate building corners with visibility into retail and/or other inviting design features, as denoted on *Organization of Uses* diagram (page 10).



Pedestrian-only connection from Central Way to interior streetscape/plaza on opposite side⁷



Building corners articulated with glazing, canopies, and special paving



Upper levels set back from base at western edge of office building; ample glazing and canopies enhance pedestrian experience⁸



Two-story pedestrian pass-through to promote physical and visual connections, and to reduce apparent building bulk at grade level

BUILDING DESIGN

1. Reduce apparent bulk of buildings along Central Way at pedestrian level. Provide a two story pedestrian pass-through in buildings fronting Central Way. The pass-through should be of sufficient size to provide views into the “main street” retail, and provide articulation in the building mass at grade.
2. At the upper levels, reduce apparent building facade length by providing breaks in the building facade or shifts in building mass.
3. Set back upper floors from the base at the western portion of the office building fronting Central Way.



Breaks in building mass reduce apparent bulk of building⁹

DESIGN GUIDELINES

C. PARK INTERFACE DISTRICT

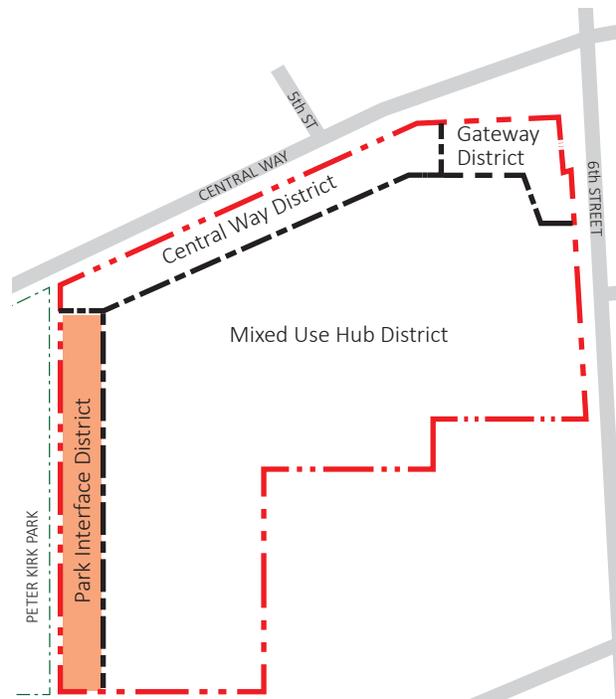
Intent: Create a strong connection from the park and downtown core that allows for clear pedestrian flow to and into the site by incorporating engaging building frontages, plazas, gardens, and other design treatments.

SITE PLANNING

1. Incorporate ample landscaping and distinctive lighting.
2. Incorporate raised crosswalks 20' minimum in width and special paving to promote pedestrian priority along the north-south street bordering the park.
3. Encourage retail spill-out spaces and landscaped courtyards along the building edge. Bring the "in-door" out and "outdoor" in by spilling retail spaces onto the sidewalk and creating small gathering spaces along building edges.
4. Create a visual barrier for drivers between the drive lane and pedestrian walkway along the Peter Kirk Park edge using one or more elements such as: plantings, bollards, small seating walls, stone artwork, etc.

BUILDING DESIGN

1. Buildings shall address park and street by incorporating:
 - terraces and balconies
 - entrances to retail along promenade
 - greater transparency at ground floor or planting zone and/or canopy at edge of buildings where transparency is not feasible, such as theater facades.
 - street front courtyards
 - retail spill-out spaces
2. Where feasible, provide rooftop terraces on lower roof levels as gathering spaces that include amenities such as:
 - seating
 - landscaping
 - canopies or coverings for weather protection
 - public access open during regular operating hours
 - retail/food service where appropriate



Key Plan: Park Interface District



Safe, clearly marked, pedestrian-friendly crosswalks



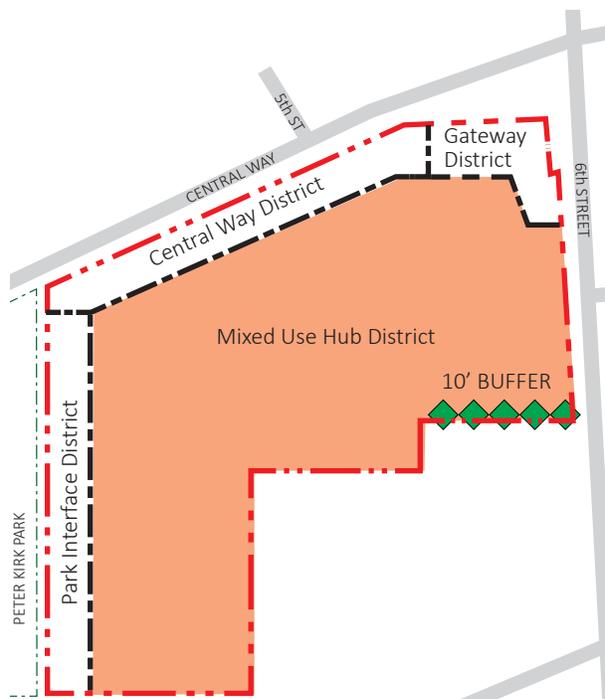
Pedestrian-oriented park interface: trees, clear markings, ground floor retail, balconies¹⁰

D. MIXED USE HUB

Intent: To establish a vibrant Mixed Use Hub with activated public space and retail/window shopping experience with a mix of uses, both connected to and overlooking the Main Street plaza, primary plaza, and Peter Kirk Park.

SITE PLANNING

- The plazas should be integrated visually and physically with their surroundings, and should provide significant gathering and activity spaces by incorporating the following:
 - special paving
 - water feature(s)
 - special landscaping
 - seating: covered and open
 - distinct lighting
 - access to sunlight
 - accommodations for concerts/performances
- Plazas should be supported as important activity spaces by surrounding them with active public-oriented amenities such as ground floor retail, restaurants, and cafes.
- Locate plazas at or near street grade to promote physical and visual connection to the street and adjacent buildings and their entrances.
- Design outdoor space with safety in mind; public plazas should promote visibility from the street and provide architecturally compatible lighting to enhance night time security
- A ten foot permanent landscaped edge along the southeast property line adjacent to residential uses should be incorporated within the street design. (See diagram at right.)
- The district should also consider providing:
 - small retail pavilion(s)
 - children’s interactive feature
- A pedestrian connection on the southeastern portion of the site should be provided and include:
 - through public 24-hour access
 - connection to Peter Kirk Park
 - pedestrian weather protection and wayfinding signs.



Key Plan: Mixed Use Hub District showing buffer at southeast property line



Pedestrian courtyards framed by retail use below:11

DESIGN GUIDELINES

BUILDING DESIGN

1. Lower level facades with predominantly retail uses should locate entrances at the sidewalk or edge of public space to frame pedestrian spaces in key locations.
2. Where feasible, provide rooftop terraces on lower roof levels as gathering spaces that include such amenities as:
 - seating
 - landscaping
 - canopies or coverings for weather protection
 - public access open during regular operating hours
 - retail/food service locations
3. In order to maximize the amount of sunlight in the primary plaza, buildings to the south should be contained under a line at a 41 degree angle measured from the center of the plaza.
4. Buildings located in the southern most portion of the site should provide generous and substantial modulation in response to their proximity to neighboring buildings including:
 - creating varied edges and visual interest on long and tall buildings
 - employing modulation to visually break up long facades
 - providing patterns of windows, bays, and/or balconies that emphasize changes in modulation



Plazas providing significant gathering and activity space, framed by buildings^{above:12, below:13}

Notes

IMAGE CREDITS

The following sources were used for end-noted images. All other images and illustrations are provided by CollinsWoerman.

1. Kirkland, WA. Map. *Google Maps*. Google, 6 Aug 2014. Web. 6 Aug 2014.
2. VA, Brett. *Outbuilding bike parking Kirkland WA*. 30 Jan 2010, Kirkland, WA, in *Flickr*. https://www.flickr.com/photos/smart_growth/4575869318/in/set-72157623983604822/
3. La Citta Vita. *Courtyard Shopping in Berlin*. 16 Jan 2011, in *Flickr*. <https://www.flickr.com/photos/la-citta-vita/5852199389/>
4. [from 2008/LMN version]
5. La Citta Vita. *Green Wall*. 27 Feb 2012, in *Flickr*. <https://www.flickr.com/photos/la-citta-vita/7802506458/in/photolist-c6gcQA-8fZ64K-8fZ5FT-cTtTkq-aHZJqg>
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8. [credit in process]
9. [credit in process]
10. La Citta Vita. *Waterfront Architecture*. 27 Feb 2012, in *Flickr*. <https://www.flickr.com/photos/la-citta-vita/7802515158/in/set-72157631113816934/>
11. [credit in process]
12. The Jerde Partnership International. 1999. *You Are Here*. London: Phaidon Press Limited.
13. [credit in process]

November 26, 2014

Dear Planning Commission members,

I recently met with Bill Pollard to discuss the Park Place project.

It was suggested by one Planning Commissioner that I give my most important points at the beginning of my letters.

My most important point is that the Commissioners need to get a look at the lease agreement between the past owner of the Park Place property and the QFC Corporation (now owned by Kroger's). This is the lynchpin to the whole development plan of the property. Because of that legal agreement there are a great many limitations placed on the current developer. In order for you to make a wise well informed decision you need to know the specifics of the agreement. Everything hangs on it.

Here are my less important comments which I may have said in some other way before since I tend to rethink things once new information presents itself:

It seems to me that the Commissioners have to take into account what other development projects are in the planning stage as well as those that are already being built around Kirkland at the moment. I'm sure you are very well aware of this fact but as a citizen I feel it is an overwhelming amount of information for me to look at. The citizens trust you to see the bigger picture.

What I have had to grapple with is that the situation is very different than in was in 2008 when various property owners were waiting to see what happened at the Park Place site first before deciding on their own course of action. I mention this because I am rethinking my stand on residential development in and around the CBD area. I now have mixed feeling about a residential component. When I look at how Redmond has grown I can't decide if there are lessons for us to learn on what works and what doesn't. Certain aspects of Redmond Town Center have not been as successful as were originally envisioned. It makes me wonder if that was partly due to the fact that there wasn't residential development included on that site. Maybe that is part of the reason the grocery store was not successful. In the areas where the housing density has increased in downtown Redmond, shopping seems to be brisker than it was in the past (judging by parking lot usage). I'm not a planner so I have no idea of whether there is a synergistic relationship in an urban mixed-use development between the various uses that the commissioners need to give a certain weight to during their discussion.

Here are the questions I have been musing on. Does making the Park Place Development a work- live-shop environment support the other retail in the greater downtown area? Do we have to have all three components to make the retail at Park Place successful? Does it really matter whether the QFC and retail shops are on the north, east, south or west side of the Park Place property in order for shoppers to want to walk from east of the park to west of the park? What encourages people to do so now? Is it partly due to the fact that there is available free parking at the library garage? Or does the location of the transit center have something to do with it? Is it partly due to the fact that you can see some of the shops both east and west from the park, library and transit center? I will admit that I drive to the library to pick up my bag of books and then drive to the QFC to buy my groceries. I don't want to carry heavy bags very far especially in the rain. The park will always separate the middle of Kirkland. Do we want to see the downtown as an urban version of a neighborhood business center and Totem Lake area as the destination retail and office center? Many citizens have said that they want more growth in Totem Lake

and less growth in Kirkland. Here is an example from someone who contributed frequently to the Comprehensive Plan Update public conversation:

Shift terminology or “how we think” of Downtown Kirkland from a business center to more of an “Old Town” feel. Emphasis on living, dining, tourism/Marina. Our Business center, our Economic engine, our Center of Kirkland is Totem Lake Urban Center and Yarrow Bay Business District. That is where we work. ---Lisa McConnell

Many people feel this way. I’m sure you have already studied this carefully but here is the 2035 vision statement from the Moss Bay/Lakeview group discussions:

Where and how should growth occur in the City? (Dispersed vs. concentrated?)

- 1/3 Central Business District, 2/3 Totem Lake
- 1/4 CBD/Moss, 3/4 Totem Lake
- Rename Central Business District to Waterfront District
- Reutilize existing properties
- Redevelop Houghton shopping center - allow to go up
- May need another shopping center to be within walking distance
- Home occupation and ADU rules need to meet multigenerational families; Condo covenants limit these
- Encourage home based business; – fewer car trips
- Totem Lake
- Jobs walking distance from housing
- NE of Big O Tires
- CBD/Totem Lake/BT Shopping Ctr
- Around neighborhood commercial centers
- Yarrow Bay
- Encourage tourism and retail in the CBD
- Develop Park Place like University Village
- Grow not like Bellevue
- NE 85th St
- Not in Kirkland waterfront; should retain waterfront-related activities such as restaurants, farmers markets, music
- Totem Lake should provide big box stores, taller office where there are roads & transit
- Bridle Trails needs more activity (although surrounding roads are too narrow)
- Roads need to be designed to accommodate growth
- South Kirkland Park & Ride - low income housing good idea near parking & transit
- Meet growth with current zoning
- Keep growth in scale with neighborhood
- City mistake – Portsmouth building too tall; evaluate existing zoning to make lower buildings and reduce density

- Encourage grocery stores to stay

As you see, some people feel tourism is an important component in supporting retail in the downtown area where we draw visitors from all over the world because we have a cute town with several great parks as well as a marina. Personally I was disappointed with the fact that the hotel and conference center were removed from the Park Place plan. It guaranteed more tourism for Kirkland. And a conference center could benefit the businesses, the locals, and the tourists. It is a great asset to have a space for weddings, community meetings and business events. In a way, a hotel is a residential development that supports restaurants and shops because tourists don't usually cook in their rooms.

My one last question is: what kind of entertainment do we need in Kirkland? What does 'Live-Work-Play' really mean? We already have a marina, several parks including a baseball field, a performance center, and a library. Kirkland has charity races and festivals all year round. There are great entertainment venues and a shopping mall in Bellevue 4.2 miles from Kirkland library. I don't believe we can compete with what Bellevue has to offer as a destination retail/entertainment center. Do we need shops open until 10pm or can we keep some of our suburban family feel? I vote for having shops close before 8 to encourage people to go home at night and spend time with family. This is an important concept to think about when trying to envision retail at Park Place. Many of us don't want cars driving along our streets from all over the region late at night. We don't have to be a late night party town to have successful retail. Downtown Kirkland needs to have a sense of balance as well as a welcoming community spirit. Kirkland is a great place to raise a family. No matter how much development the city needs to accommodate for future growth I hope we can always keep the sense that we are a welcoming multigenerational place to live.

Sincerely,
Margaret Bull



CITY OF KIRKLAND
 Department of Parks & Community Services
 505 Market Street, Suite A, Kirkland, WA 98033 425.587.3300
 www.kirklandwa.gov

To: Park Board
From: Jennifer Schroder, CPRP, Director
Date: January 9, 2015
Subject: January Staff Update

RECREATION DIVISION

- The Recreation Manager is facilitating a welcome meeting for Seattle Tilth staff. City staff who will be working with and interacting with Seattle Tilth's programs have been invited to attend January 13th at McAuliffe Park.
- Below is the month-to-month revenue report. At year end, the report shows that 2014 was a very successful year, which exceeded 2013 revenue by over \$110,000.

	JAN	FEB	MAR	APR	MAY	JUN	
2013	\$48,715	\$35,086	\$293,350	\$145,766	\$117,807	\$121,050	
2014	\$46,858	\$37,019	\$357,149	\$150,639	\$122,939	\$125,830	
variance	(\$1,857)	\$1,932	\$63,799	\$4,873	\$5,132	\$4,780	

	JUL	AUG	SEP	OCT	NOV	DEC	YTD
2013	\$48,557	\$140,923	\$77,422	\$49,974	\$29,197	\$24,955	\$1,132,804
2014	\$71,072	\$137,798	\$88,198	\$51,812	\$28,555	\$25,402	\$1,243,270
variance	\$22,515	(\$3,125)	\$10,776	\$1,838	(\$642)	\$447	\$110,466

North Kirkland Community Center

- Thanks are extended to the many volunteers that helped to make the Snowflake Ball such a success this year.



180 dads and daughters danced the night away on December 12th

- Over 720 participants are currently enrolled in winter programs at NKCC and despite increased maximums in many classes, 102 participants remain on waiting lists for winter programs.
- Staff is busy preparing spring and summer programs which include a new cheer team program and engineering camp.

Youth Sports & Aquatics

- Youth basketball games begin the weekend of January 10th at Kamiakin and Kirkland Middle Schools. Each of the 43 teams will play eight games on Saturdays and continue to practice twice a week at local elementary schools within the Lake Washington School District through mid-March. A huge "thank you" to the 65 volunteer coaches who make this program possible, planning and facilitating practice twice a week!
- Youth basketball referees have been hired to officiate at the Saturday games. Referees will attend a training prior to games beginning where teams volunteer to play in practice games providing the opportunity for the refs to get hands-on experience. This year, training will take place at Finn Hill Middle School.
- The winter session of PeeWee Basketball begins Saturday, January 24th for six weeks. This program is very popular with 25 interested participants ages 2 ½ to 6 on the waitlist. Additional coaches are being hired to accommodate these waitlists and provide the opportunity for young peewee hoopsters to participate in the program.
- Planning is underway for spring and summer programs. This summer, several new aquatics programs and classes will be available to the community. These include Sail Sandpoint sailing camps at Waverly Beach Park, Synchronfit, a fitness class that incorporates synchronized swimming techniques, Saturday water aerobics classes as well as a pre-masters workout group for 18-24 year olds.

Sports and Fitness

- In planning spring and summer seasons, staff is exploring some new offerings including an adult 7v7 soccer league, stand-up paddle boarding camp and yoga classes, weeknight open gym for volleyball and basketball players and more.
- Spring registration for Kirkland's popular volleyball league began on January 5th at 8am. Within the first 10 minutes, both women's divisions were full with eight teams a piece. With one day of registration completed, 25 teams are signed up. Registration will continue to be taken until the end of March. Staff is predicting approximately 40 teams participating in the spring.
- The start of the new year often brings change. 2014 marked the end of our adult dodgeball league. The league operated for over five years with several quarters of low enrollment. The sport coordinator is currently working on a replacement.

Peter Kirk Community Center

- The Peter Kirk Community Center was the recipient of a very generous \$15,000 donation from the Suskin Charitable Foundation. The department is working to decide the best use of the money to benefit older adults and the community.
- The PKCC Advisory Board welcomed five new members during their December meeting; the new members will officially begin their terms in January.

COMMUNITY SERVICES

Youth Services

- Teen Traffic Court continues to be held the first Friday of every month at the Kirkland Justice Center.
- On December 6th the Youth Council hosted the 14th Annual Holly Day Brunch at the Peter Kirk Community Center. 60 senior guests attended.
- On December 21st, members of the Youth Council staffed two water stations along the 12ks of Kirkland run.

- Members of the Youth Council Leadership met with City Manager, Kurt Triplett on December 4th.
- The next installment of the We've Got Issues video is well underway. The focus will be "High School Survival". Youth Council members are hoping to start production in January.
- In late December, members of the Youth Council held a photo-shoot for the next edition of the police-youth handbook, "Respect". The publication is currently with Multimedia and should be completed soon.

MAINTENANCE DIVISION

Notes from the Field

- Over the winter break, Heritage Hall received new flooring, tables, chairs, countertops, refrigerator, and a microwave. After opening its doors for community use in 2003, the hall was due for a facelift. Staff is hopeful the improvements will provide more prep space for the customers in the kitchen. Photos of the work follow.



Floors Before Remodel



Floors After Remodel



Remodeled Kitchen Area

- Parks and Public Works staff are working together to resurface asphalt pathways. Work has been completed at Everest, Spinney Homestead and Marsh parks, as well as the Cemetery. Juanita Bay, Juanita Beach and 132nd Square parks are next.
- The Cemetery front entry landscapes received some restoration this past month. Staff installed a mix of drought-resistant, native plants to spruce up the entrance.
- Athletic field applications for the March 1st through July 31st season were due in December. A field allocations meeting, that all current applicants are invited to attend, will be held this month. During the allocations meeting staff will allocate all 50+ field sites via a roundtable meeting with details finalized in the weeks following the meeting.
- McAuliffe Park was the final destination for hundreds of Christmas trees in the City's yearly partnership with local Boy Scout troops. Troops 570, 572 and 600 brought over 200 to McAuliffe for recycling. The trees are chipped up and used as arbor mulch.

GREEN KIRKLAND PARTNERSHIP

- The Green Kirkland Division is off to a good start this year with its part-time Environmental Outreach Specialist, Ina Penberthy, changing from on-call to ongoing employment status. Ina contributes valuable technical expertise, such as mapping, evaluating work log data, grant writing and implementation, and drafting stewardship plans. Over the past few years, Ina has transitioned from volunteer to intern to on-call to her current ongoing position. Well done, Ina!
- Ina's first commitment in 2015 is to oversee the Washington Conservation Corps crew that is conducting restoration work during the month of January at Juanita Beach Watershed parks. The

crew is provided through a grant from the WA Department of Natural Resources. The work involves coordination with GKP, Park Maintenance, and Public Works.

- GKP is pleased to report that it successfully received another Melody S. Robidoux Foundation grant for \$10,000. The funds will be used in 2015 to hire EarthCorps crews to conduct restoration work at Juanita Bay Park.
- The Green Kirkland Partnership finished 2014 strong with three December volunteer events led by stewards at Juanita Bay Park, Crestwoods Park, and Carillon Woods. The events had good volunteer turn out considering the cold temperatures that December brought to Kirkland. Volunteers were able to plant the year's last native trees, shrubs, and groundcovers; and tuck the plants in with a thick layer of mulch. The event at Carillon Woods represents a continued partnership with YMCA Earth Service Corps interested in volunteering semi-annually in GKP parks.
- The following table summarizes Green Kirkland Partnership events and other activities conducted by volunteers in November. It includes volunteer information from events led by Stewards, staff, contractors, and ongoing volunteering.

November Event Type	Number of Events	Number of Volunteers	Volunteer Hours	Dollar Equivalent ¹
Steward Led Events	6	173	611	\$13,864
Staff Led Events	0	0	0	\$0
Contractor Led Events	1	30	90	\$2,042
Ongoing Volunteering	N/A	17	111	\$2,525
All November Volunteering	7	220	812	\$18,431
Groups Engaged: Washington Native Plant Society Stewards, Lake Washington High School Key Club and Honors Club, Seattle Central College-Unicef Club, Eastside Prep, Puget Sound Energy, Girl Scouts, Pleasant Bay Church, Booking.com Cares, Cascadia College, University of Washington-Pre-Pharm Club, Nation Civilian Conservation Corps and Garden Gate HOA				

¹ Dollar Equivalent = Hours x \$22.69

In the Field Highlight

- Stewards met with Green Kirkland staff in December to set 2015 restoration goals for “their” parks. All active stewards created an annual park plan which includes goals for maintenance, first-time removal, planting and contractor-led volunteer events in their parks. Staff will be reviewing and approving these plans in January and will work with stewards throughout 2015 to support them with goal implementation.

Other Notable Items

- On December 9th, Katie Cava (GKP Program Assistant), Deborah Powers (Kirkland’s Urban Forester), and Betsy Adams (Public Works Environmental Outreach Specialist) attended the Green Cities Network meeting on “Blended Responsibilities.” During the meeting, different Green City Partnership representatives presented ideas about how Partnership responsibilities are shared across City departments, contracting agencies and non-profit partners.
- GKP raised \$45 through the Kirkland Interfaith Network Alternative Gift Fair, which was held in November, and donations continued through December at individual places of worship.

What’s Coming up

- The Green Kirkland Partnership is hosting three volunteer events for Martin Luther King Jr. Day of Service. These events are taking place at Watershed, Crestwoods and Everest parks, providing opportunities for more than 100 volunteers. A news release announcing the events can be found

in the City's online News Center and registration links are provided below and at www.greenkirkland.org

- Upcoming January Events
 - Wednesdays, January 7th, 14th, 21st and 28th at Cotton Hill, 9:30am-11:30am. Contact Karen Story karen@nwnative.us
 - Thursdays, January 8th, 15th, 22nd, and 29th at Juanita Bay Park, 10am-noon. Contact Nona Ganz nonaganz@frontier.com
 - Monday, January 19th, Watershed Park, 11am-2pm register at <http://bit.ly/1AmpWdh>
 - Monday, January 19th, Crestwoods Park, 1pm-4pm register at <http://bit.ly/1Drfwr3>
 - Monday, January 19th, Everest Park, 10am-2pm register at <http://bit.ly/1FhdT47>
 - Saturday, January 24th at Juanita Bay Park, 10am-1pm register at www.greenkirkland.org
- Photos of recent volunteer events can be viewed at www.facebook.com/GreenKirkPartnership



CITY OF KIRKLAND

Department of Parks & Community Services

505 Market Street, Suite A, Kirkland, WA 98033 425.587.3300

www.kirklandwa.gov

MEMORANDUM

To: Park Board

From: Michael Cogle, Deputy Director

Date: January 9, 2015

Subject: Proposed Master Plan: Edith Moulton Park

RECOMMENDATION:

That the Park Board recommend to City Council approval of a phasing plan for the Edith Moulton Park Master Plan.

BACKGROUND:

The Park Board reviewed and recommended approval of the proposed Edith Moulton Park Master Plan in November 2014 (packet materials available [here](#)). The Board's recommendation will be transmitted to the City Council in February of 2015. Along with the Master Plan, staff suggests that a phasing strategy also be provided for Council consideration.

Staff has been working with the consultant team on a phasing strategy based on available funding. The following is the budget for the \$1.0 million Park Levy-funded project:

Park Master Plan	\$120,000
Construction	\$560,000
Design/Engineering/Reports @ 15%	\$84,000
Construction Contingency @ 10%	\$56,000
Taxes @ 9.6%	\$54,000
Permits; Other Costs	\$10,000
Construction Inspection	\$50,000
Project Management @ 10%	\$56,000
1% for Art	<u>\$10,000</u>
Total	\$1,000,000

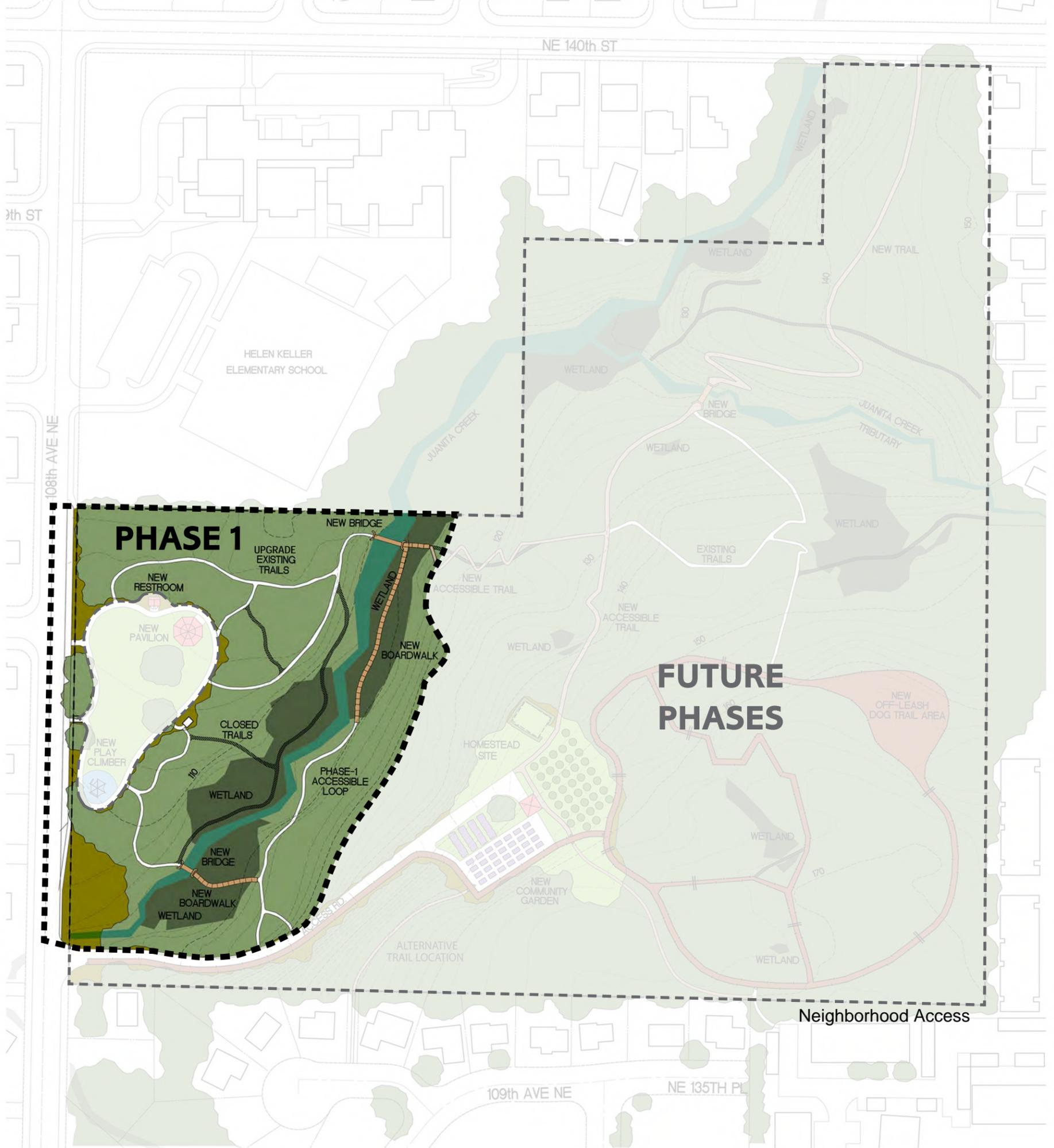
Attached is a graphic detailing those aspects of the master plan recommended to be completed in Phase 1, along with a detailed budget breakdown. Funding for future phases has not been secured, and would be need to be considered as part of the City's capital budget planning.

After approval of the park Master Plan by the Council and the scope of work for Phase 1 is determined, staff will begin working with the consultant team on design development and permit documents. Construction is tentatively scheduled to commence in the spring of 2016.

Attachments



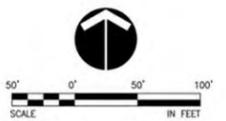
overall site plan (Phased) schematic design level



KEY

-  EXISTING PAVED LOOP TRAIL
-  EXISTING TRAIL TO BE IMPROVED FOR ACCESSIBILITY
-  EXISTING TRAIL TO BE REMOVED

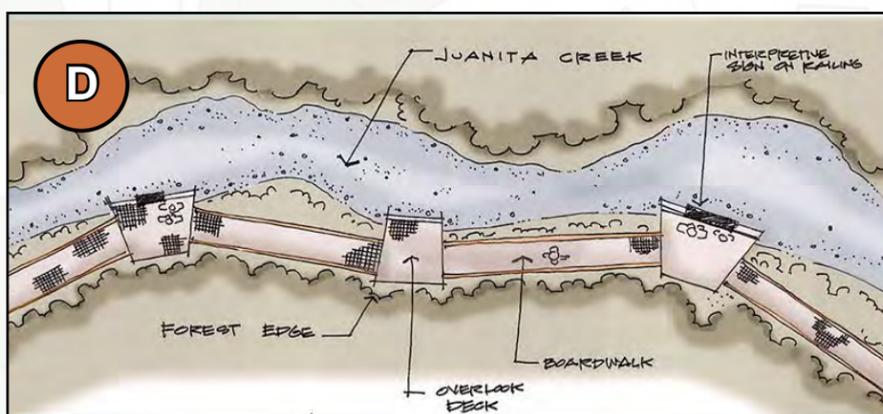
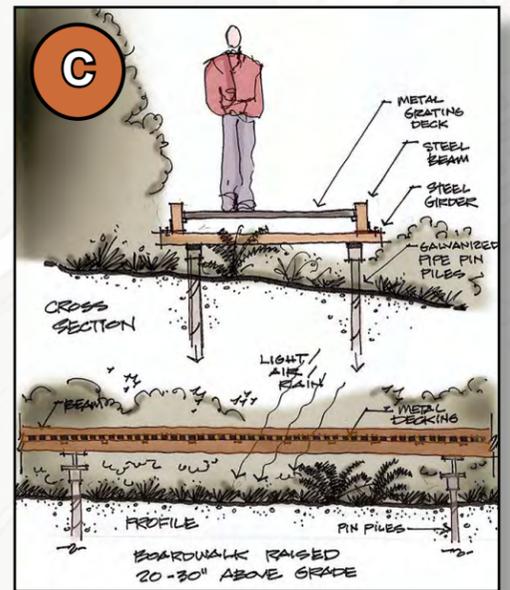
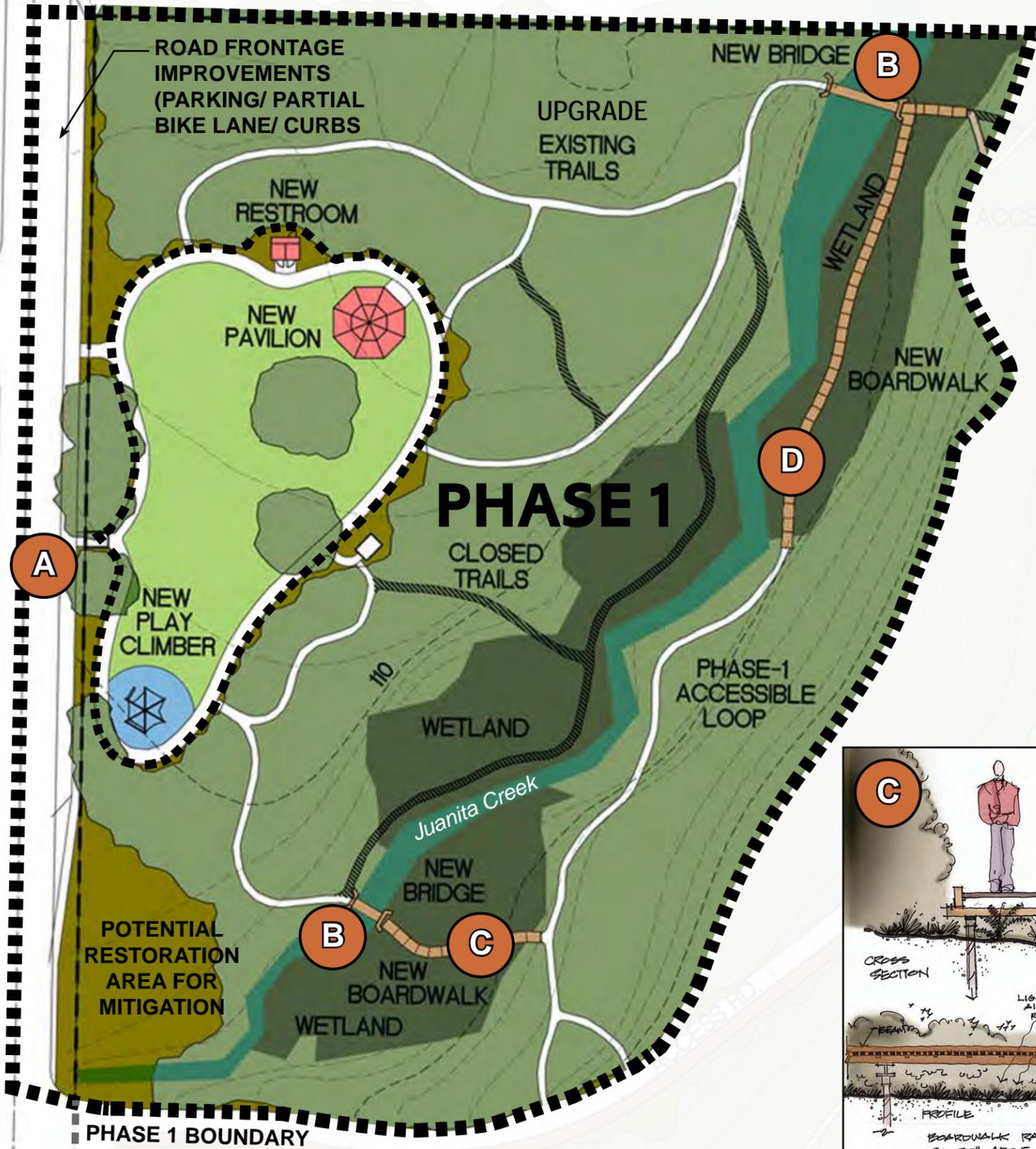
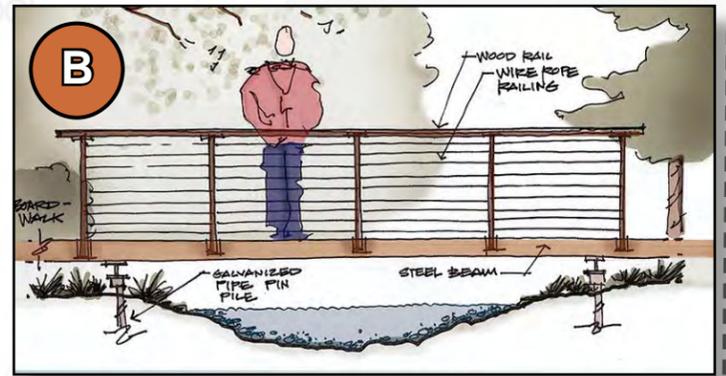
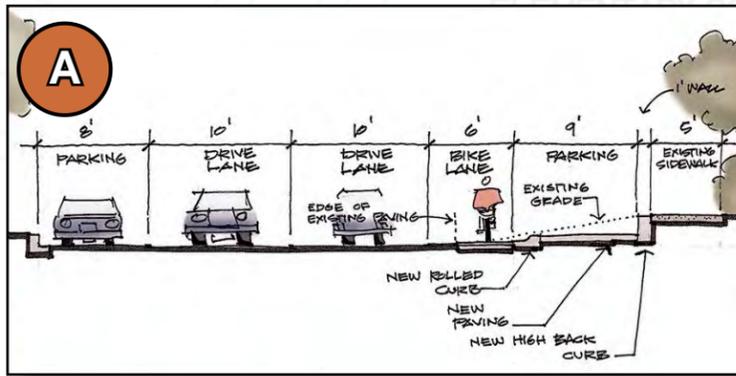
-  NEW BOARDWALK AND PEDESTRIAN STREAM CROSSINGS
-  NEW TRAIL (FUTURE PHASE)
-  NEW OFF-LEASH DOG TRAIL (MOSTLY OVER EXISTING TRAILS) (FUTURE PHASE)



Edith Moulton Park

overall site plan (Phase 1) schematic design level

108th AVE NE



DESIGN CONCEPTS

- A** Parking Area Concept
- B** Creek Crossing Bridge Concept
- C** Boardwalk Concept
- D** Boardwalk Construction Concept



PHASE 1 IMPROVEMENTS

Item Description	Amount
ROADWAY FRONTAGE AND PARKING IMPROVEMENTS	
Including excavation, grading, curbs, asphalt, striping, and ADA ramps plus traffic control and sediment control	\$211,460
ACCESSIBLE LOOP TRAIL	
Including boardwalks (two sections), two bridges, upgrading existing trails, closing trails, and wetland buffer mitigation	\$213,000
WATER AND SEWER SERVICE STUBS	
For future restroom, pavilion, and irrigation at community orchard and p-patch (avoids cutting and trenching new road frontage improvements)	\$36,000
<i>Subtotal Phase One</i>	\$460,460
<i>20% Contingency</i>	\$92,092
<i>Sales Tax</i>	\$53,045
<i>Total Phase One</i>	\$605,597

FUTURE IMPROVEMENTS

Item Description	Amount
Great Lawn Area	
PAVILLION	
Including concrete slab, power, picnic tables, and lawn repair	\$53,000
RESTROOM	
Pre-fabricated / site-built type on concrete slab including water meter, power, side sewer, and landscape restoration	\$120,000
CLIMBING STRUCTURE	
Including retaining wall and surfacing	\$48,000
INCIDENTAL IMPROVEMENTS	
Including asphalt overlay existing loop trail, upgrade entry gate, interpretive, planting, etc.	\$20,000
Moulton Home Site Area	
ACCESS IMPROVEMENTS	
Including removing old driveway paving, grading and drainage, and resurfacing	\$39,000
P-PATCH AND ORCHARD	
Construct p-patch and orchard including tool shed, irrigation, water meter, clearing, and soil improvements	\$67,000
HISTORIC INTERPRETATION	
Interpretive features including panels, granite header marking the old home site, espaliered house outline, and site furnishings	\$35,000
Forested Interior	
ACCESSIBLE LOOP TRAIL PHASE 2	
Including new trails, upgrading existing trails, one bridge, some interpretation	80,000
DOG OFF-LEASH TRAIL	
Including upgrading existing trails, new trail, fencing, animal culverts, and surfacing	96,000
HABITAT MITIGATION	
Invasive plant removal and replanting with natives and wildlife structures (rock piles, brush piles, snags, etc.)	40,000
<i>Subtotal Future Phases</i>	<i>\$598,000</i>
<i>20% contingency</i>	<i>\$119,600</i>
<i>Sales Tax</i>	<i>\$57,408</i>
<i>Total Future Phases</i>	<i>\$775,008</i>



COST ESTIMATE

Item Description	Quantity	Unit	Unit Price	Amount
PREPARATION				
Surveying	1	LS	\$4,600	\$4,600
Record Drawings (minimum bid \$400)	1	LS	\$400	\$400
Spill Prevention, Control, and Countermeasures Plan	1	LS	\$1,000	\$1,000
Mobilization	1	LS	\$46,000	\$46,000
Removal of Structures and Obstruction	1	LS	\$2,886	\$2,886
<i>HMA Pavement Removal (roadway edge)</i>	222	SY	\$13	
Sawcutting	670	LF	\$5	\$3,350
Trail Widening to 48" (clear, grub, grade)	6,600	SF	\$5	\$33,000
GRADING				
Roadway Excavation Including Haul	334	CY	\$25	\$8,350
SURFACING AND PAVEMENT				
Crushed Surfacing Base Course	200	TN	\$30	\$6,000
<i>Roadway</i>	160	TN		
Crushed Surfacing Top Course	200	TN	\$56	\$11,200
<i>Trails</i>	110	TN		
HMA CL. 1/2" PG 64-22	300	TN	\$120	\$36,000
<i>108th Avenue NE Edge</i>	228	TN		
SIDEWALK AND CURB				
Cement Concrete High Back (12") Curb	650	LF	\$35	\$22,750
Sloped Mountable Curb	670	LF	\$30	\$20,100
Cement Concrete Sidewalk Ramp	4	EA	\$2,000	\$8,000
TRAFFIC				
Project Temporary Traffic Control	1	LS	\$21,000	\$21,000
<i>Traffic Control Labor</i>	112	HR	\$50	
<i>Temporary Construction Signage</i>	504	SF	\$20	
<i>Other Temporary Traffic Control</i>	1	LS	\$5,000	
Permanent Signing Roadway	1	LS	\$2,000	\$2,000
<i>New Sign</i>	4	EA	\$500	
Crosswalk	40	SF	\$10	\$400

COST ESTIMATE—continued

Item Description	Quantity	Unit	Unit Price	Amount
TESC AND PLANTING				
Inlet Protection	5	EA	\$75	\$375
Wattle	2,000	LF	\$5	\$10,000
High Visibility Silt Fence	1,000	LF	\$5	\$5,000
ESC Lead	90	DAY	\$100	\$9,000
Street Cleaning	50	HR	\$120	\$6,000
Soil Amendment and Wetland Buffer Restoration	5,000	SF	\$6	\$27,500
Trail Decommissioning (Decompact and plant)	1,300	LF	\$10	\$13,000
Bark or Wood Chip Mulch	400	CY	\$35	\$14,000
STRUCTURES				
Phase 1 North Bridge	1	LS	\$28,000	\$28,000
Phase 1 South Bridge	1	LS	\$19,000	\$19,000
OTHER ITEMS				
Minor Changes	15,000	EST	\$1	\$15,000
Access Control Gate	1	EA	\$7,000	\$7,000
Galvanized Steel Boardwalk	370	SF	\$115	\$42,550
Galvanized Steel Patina application	1	LS	\$4,000	\$4,000
Stub Water Service for future phases - 2 locations, no meters	2	EA	\$9,000	\$18,000
Stub Sewer Service for future restroom	1	LS	\$15,000	\$15,000
<i>Subtotal</i>				\$460,461
<i>20% Contingency</i>				\$92,092
<i>Sales Tax (9.6%)</i>				\$53,045
<i>Total Estimated Construction Cost¹</i>				\$605,598

¹ Notes

- Construction costs are based on 2014 unit prices.
- Construction cost assumes no stormwater detention/water quality facilities will be required.
- Wetland mitigation cost does not include costs associated with long-term monitoring.



CITY OF KIRKLAND
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www.kirklandwa.gov

MEMORANDUM

To: Park Board

From: Jennifer Schroder, Director
Linda Murphy, Recreation Manager

Date: January 9, 2015

Subject: ARC Center Project Update

RECOMMENDATION

That the Park Board receive an update on the work plan for the Aquatics, Recreation and Community (ARC) Center Project.

BACKGROUND DISCUSSION

Staff will provide an update on some next steps in the process related to the search for alternate sites, further public outreach, and other related tasks.

**CITY OF KIRKLAND****Department of Parks & Community Services**

505 Market Street, Suite A, Kirkland, WA 98033 425.587.3300

www.kirklandwa.gov

To: Park Board

From: Michael Cogle, Deputy Director

Date: January 9, 2015

Subject: 2015-2016 Park Board Work Plan

RECOMMENDATION:

That the Park Board review and approve the Work Plan for the 2015-2016 biennium.

BACKGROUND DISCUSSION:

In December of 2014, the Park Board reviewed an initial draft of the 2015-2016 Work Plan. As a result of the Board's initial review, staff has added one additional objective (3.2), pertaining to a possible shoreline trail connecting Juanita Bay Park and Juanita Beach Park. No other changes to the Work Plan are proposed by staff.

Attachment

ATTACHMENT 1
Kirkland Park Board 2015 – 2016 Work Plan [For Adoption January 2015]

1. THRIVE – Active Places and Programs for All Ages		
Objective	Description	Timing
1.1: Work with the community and project partners to secure funding for a new Aquatic, Recreation, and Community (ARC) Center	Conduct community outreach and provide technical analysis and policy guidance to City Council on the facility components, siting, and funding options for a new community recreation facility.	Ongoing
1.2: Complete phase 1 renovations to Waverly Beach Park	Complete improvements including shoreline renovation, lawn restoration, new pathways, and playground replacement.	Construction in 2015/2016
1.3: Complete Edith Moulton Park Master Plan and construct Phase 1 improvements	Complete long-range master plan and implement first phase of improvements.	Adopt Master Plan in 2015; Construction in 2016.
1.4: Complete improvements to Juanita Beach Park including new bathhouse and group picnic shelter	Project includes bathhouse replacement, new group picnic shelter, and relocation of existing playground.	Design/permitting in 2015; Construction in 2016
1.5: Complete improvements to Spinney Homestead Park	Consult with neighborhood on desired improvements; develop and implement renovation plan.	Design 2015; Construction 2015/2016
1.6: Complete improvements to Terrace Park	Consult with neighborhood on desired improvements and seek to integrate park with CKC as shown in CKC Master Plan; develop and implement renovation plan.	Design 2015; Construction 2015/2016
1.7: Complete improvements to Forbes Lake Park	Complete improvements including accessible pathway, parking lot, wetland enhancements, and street improvements.	Construction in 2015
1.8: Complete improvements to O.O. Denny Park	Complete FHPRD-funded improvements including irrigation system and picnic shelter.	2015/2016
1.9: Implement Totem Lake Park Master Plan	Seek ownership transfer from KCD and secure funding for Phase 1 implementation.	Ongoing
1.10: Expand opportunities for off-leash dog activity in City parks	Assess and make recommendations on allowing limited off-leash hours at certain parks. Implement as directed by City Council.	Ongoing
1.11: Complete renovations to Marina Park dock and boat launch	Complete structural improvements and new decking for dock and renovate boat launch to improve access and functionality.	2015/2016

ATTACHMENT 1
Kirkland Park Board 2015 – 2016 Work Plan [For Adoption January 2015]

1.12: Complete design of replacement restroom/storage building at Everest Park	Develop schematic design for replacement of Everest Park Restroom/Storage Building.	2016
1.13: Complete ADA Transition Plan in compliance with Americans with Disabilities Act	Complete assessment and develop strategies to ensure access to facilities, programs, and information.	Ongoing
1.14: Renovate/replace playgrounds at select sites.	Complete playground upgrades at Forbes Creek Park (2015) and Van Aalst Park (2016) as funded in the CIP.	2015/2016
1.15: Replace boiler at Peter Kirk Pool	Replace boiler to improve user comfort, increase energy efficiency, and reduce maintenance.	2015
2. <u>SPORT – Athletic Fields and Facilities for a Wide Variety of Sports</u>		
Objective	Description	Timing
2.1: Complete playfield improvements to 132 nd Square Park	Renovate playfields to improve playability and safety for participants and reduce maintenance and operational costs.	Design 2015; Construction 2015/2016
2.2: Facilitate playfield improvements at Lakeview Elementary School	Conversion of existing playfield to synthetic turf in partnership with Google/SRM, LWSD, and Kirkland Lacrosse.	Construction in 2015
3. <u>CONNECT – Trails and Greenways Linking People and Places</u>		
Objective	Description	Timing
3.1: Develop trail signage standards and improve route and wayfinding signage for trails and associated facilities	Work in conjunction with Public Works on a City-wide plan for trail signage and wayfinding for trails and designated pedestrian/bicycling routes.	Ongoing
3.1: Conduct preliminary assessment of a shoreline trail connecting Juanita Bay Park and Juanita Beach Park	Provide a staff report detailing policy implications and technical considerations for creating a shoreline connection between the parks.	2016

ATTACHMENT 1
Kirkland Park Board 2015 – 2016 Work Plan [For Adoption January 2015]

4. <u>NURTURE – Environmental Stewardship for a Green Future</u>		
Objective	Description	Timing
4.1: Complete update to Green Kirkland Partnership 20-year Forest and Natural Areas Restoration Plan	Work with community and identified stakeholders to update the 20-year plan.	2015
4.2: Implement agreement with Seattle Tilth to initiate urban agriculture and productive landscape activities at McAuliffe Park and other public spaces	Work with Seattle Tilth and other community partners in implementing activities as identified in McAuliffe Park master plan and PROS Plan.	Ongoing
5. <u>SUSTAIN – Institutional Capacity to Realize the Vision</u>		
Objective	Description	Timing
5.1: Update the Parks' Capital Improvement Plan	Develop recommendations for Parks and Community Services capital project funding for the 2016-2021 CIP.	2015
5.2: Complete lifecycle replacement plan for buildings and structures in parks	Commission assessment and replacement plan for park structures including restrooms and picnic shelters and implement budgetary strategy for lifecycle replacement.	2015
5.3: Update Park Impact Fee Methodology and Fee Schedule	Update park impact fees assessed to new development in a manner that provides maximum flexibility in how impact fees can be used to address the impact of new growth on the community's park and recreation system.	2015



CITY OF KIRKLAND
 Department of Parks & Community Services
 505 Market Street, Suite A, Kirkland, WA 98033 425.587.3300
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MEMORANDUM

To: Park Board

From: Jennifer Schroder, Director

Date: January 6, 2015

Subject: A DONATION OF REAL PROPERTY FROM GLENN K. LANDGUTH AND JUDY ANN LANDGUTH

RECOMMENDATION

That the Park Board consider recommendation to the City Council to accept a donation of real property from Mr. and Mrs. Landguth and to name the property after the family as "Neal-Landguth Wetland Park."

BACKGROUND DISCUSSION

Mr. Glenn K. Landguth and his wife, Judy Ann Landguth, own two undeveloped parcels located southeast of the intersection of 10th Street South and Kirkland Avenue in the city of Kirkland and across from Everest Park. The size of the combined parcels is approximately 1.29 acres. Mr. and Mrs. Landguth would like to see the property be retained as a wetland park and are willing to donate the property to the City of Kirkland.

Mr. Landguth obtained a Sensitive Area Study of the combined parcels in 2006, the study was conducted by Wetland Resources, Inc. and found the majority of the property to contain Type 2 wetland and several associated Class C streams.

In addition to the request for the property to be retained as a wetland park, the Landguths request the property be named after the family as "Neal-Landguth Wetland Park." The property was first purchased by Mrs. Landguth's family (Neal) in the early 1930's. In the 1930's, the family planted the land with corn, string beans and peas as well kept cows in the pasture. Over the years, with neighboring land redeveloped into single family homes, and the development of 10th Street South, the property is now a well-functioning wetland.

The request to name the property after the family, would meet the general policies for naming public parks and facilities outlined in Resolution R-4799 (Policies and procedures for the naming of public parks and facilities), attached. Section 1 of the Resolution provides:

It is the general policy of the City of Kirkland to choose a name for a public park or facility based upon the relationship of the land or facility to one of several criteria:

- *Neighborhood or geographical identification (e.g. Houghton, Bridle Trails, Rose Hill, etc.);*
- *A natural or geological feature (e.g. Forbes Creek);*
- *Historical or cultural significance;*
- *An individual (living or deceased) who has given outstanding civic service to the park system.*

Based on the property's wetland and the long family ownership, naming it after the family meets the criteria for natural feature and historic significance.

Public Benefit

The City Zoning Code Chapter 90 limits development in wetlands, the "reasonable use" provisions of this Chapter would allow development of one single-family home on this lot. Keeping this area in its natural wetland state through City ownership as a wetland park provides stormwater storage and filtering as well as supporting wildlife habitat. Storage in this area helps to slow delivery of water that could otherwise overwhelm the drainage system in the downtown core, potentially leading to flooding of streets and businesses. Maintaining natural wetlands is far less expensive and more effective means of managing stormwater runoff than building detention tanks or vaults to serve the same purpose.

Staff Recommendation

Staff recommends the Park Board recommend to the City Council to authorize the City Manager to accept the donation of land and to name the property after the family as "Neal-Landguth Wetland Park."

Attachments: Resolution R-4799
Maps



G.K. Landguth Property Donation



Legend

- Cross Kirkland Corridor
- Streets
- Parcels
- Parks

1:2,200



Notes

0.1 0 0.03 0.1 Miles



NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet

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CITY OF KIRKLAND
 Department of Parks & Community Services
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MEMORANDUM

To: Park Board

From: Jennifer Schroder, Director
 Sharon Rodman, Green Kirkland Partnership Supervisor

Date: January 9, 2015

Subject: Green Kirkland Partnership Update

RECOMMENDATION

That the Park Board receive information on the status of Green Kirkland Partnership's (GKP) 20-Year Forest and Natural Areas Restoration Plan update, including:

- Brief overview of the status of GKP's 20-Year Forest and Natural Areas Restoration Plan update, including mapping and ecological assessments, and the proposed schedule for Park Board review and approval of the Plan.
- Description of materials received by GKP through Forterra's recently-completed US Forest Service grant.

BACKGROUND DISCUSSION

Updated 20-Year Forest and Natural Areas Restoration Plan

In 2013, the King Conservation District approved a grant application from GKP for \$50,000 to update the GKP's 20-Year Forest Restoration Plan that had been approved by City Council Resolution in early 2008. The Plan is due to be updated to include the neighborhoods annexed in 2011 and will include a reassessment of areas currently enrolled in restoration.

In 2014 GKP contracted with Forterra to develop the updated Plan. Work so far on the updated plan includes mapping and ecological assessment surveys conducted last summer and fall.

The proposed schedule for drafting and completing the updated Plan by the end of 2015 includes:

- Finalizing maps and associated analyses of ecological assessment data
- Conducting a capacity assessment for maintaining and growing the program
- Engaging the public by hosting an Open House
- Drafting the plan
- Review and approval by the Park Board (June and July)
- Review and approval by the City Council (after Park Board approval)
- Resolution by the City Council

Forterra's US Forest Service Grant Deliverables

Since 2011, GKP has been fortunate to benefit significantly from Forterra's US Forest Service grant. The grant ended in December 2014.

GKP received the following grant deliverables over the past four years:

- Graduate-level intern
- Stewardship Planning Guide
- 5 Pilot Stewardship Plans, based on the Stewardship Planning Guide. Plans were developed for Carillon Woods, Cotton Hill Park, Crestwoods Park, Kiwanis Park, and Watershed Park
- Maps showing restoration areas
- Applied Ecology and Forterra's Washington Conservation Corps crew implemented restoration activities at each of the five pilot parks
- 2 Steward training opportunities
- 1 Staff training opportunity
- Steward Annual Plan Workbook
- Steward Field Guide
- Outreach Brochure
- Fundraising Brochure
- Restoration signage

**CITY OF KIRKLAND****Department of Parks & Community Services**

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MEMORANDUM

To: Park Board

From: Jennifer Schroder, Director

Date: January 6, 2015

Subject: Meeting Considerations for 2015

RECOMMENDATION:

That the Park Board select an additional meeting date in March and to reschedule its November meeting.

BACKGROUND:

Staff requests that the Park Board select an additional meeting date in March dedicated to discussion of the Aquatics, Recreation and Community (ARC) Center planning project. The Board's regular meeting is scheduled for Wednesday, March 11th.

Suggested dates for the additional March meeting are:

- Wednesday, March 18th
- Wednesday, March 25th

Additionally, the Board's November meeting is scheduled to fall on November 11th which is Veterans Day, a national holiday observed by the City. Because of the holiday, staff requests that the Board select an alternate date for its November meeting.

Suggested dates for the rescheduled November meeting are:

- Tuesday, November 10th
- Wednesday, November 18th