

2.0 Concept Design



2.1 Concept Design Overview

When completed, Lakeshore Plaza will be the central gem in a necklace of public places along Kirkland's waterfront. The Plaza is envisioned to hold the spirit and promise of Kirkland and be an icon for community pride.

The Plaza represents an elegant solution to a long term vision and opportunity for the City. The proposed uses, existing relationships, and physical characteristics of the site complement each other and support a concept design that embraces and enhances adjacent uses to create a vibrant walkable destination.

The concept design reflects the comments of community and project stakeholders who were solicited to reflect on a wide range of views. These included what is important about the site, what is the spirit of Kirkland and how should it be reflected in the design, and how one imagines the character and activities of the Plaza when completed.

The design proposes a public space that is clearly 'Kirkland', that reflects an 'over-time' development, where art, a refined quirkiness, and sustainable opportunities are interwoven. A flexible space, accommodating concerts and quiet conversations alike, reflects and honors Kirkland's waterfront, by celebrating public use and access and integrating private uses to create a vibrant top-of-mind heart of the City.

The primary components of the concept plan include:

- **Three primary gateways** – both visual and pedestrian that present the Plaza to downtown and create generous and welcoming points of access. These are located at the northwest and southeast corners of the site and at the exiting walk-through on Central Way.
- **A pedestrian promenade** – circles and links the upper plaza to the waterfront with connections to off-site destinations and uses. The promenade is a meandering path that touches the primary activity spaces within the Plaza and can be used for market and other community events.
- **An upper plaza** - level with Lake Street and Central Way that is civic in use and a blend of formal and informal character. The primary elements include a 'signature' pavilion, art garden, water feature, strolling paths, and retail/restaurant uses. The upper plaza is designed for community events, family picnics, meeting friends, viewing the lake, strolling through gardens, viewing art, and enjoying shops and cafes.
- **Retail / Restaurants** – that support a vibrant downtown destination that respects the public uses of the Plaza. These uses are primarily located on the perimeter of the Plaza for visibility, ease of access, and to activate and shape the public spaces.
- **Structured parking** – that is easily accessed, completely hidden, and well lighted.
- **A transitional slope** –graciously links waterfront and upper plaza uses. The slope allows open water views, a venue of performances, a tucked away restroom, terraced dining, and a separation of activities (i.e. water related and those more civic).
- **Enhanced Marina Park** – where the existing shoreline is maintained, the grass area is enlarged and sloped gently toward the lake, the north end is enhanced with native plantings, and the south end is formalized to better serve the public dock and tour boat uses. A waterside pavilion is added at the north end.
- **Enhanced R.O.W.'s** – for both Kirkland Avenue and Lakeshore Drive. Kirkland Avenue improvements create a pedestrian character and scaled street with Plaza shops fronting a wide sidewalk and angled parking. A bus turnaround and short term parking is provided. Lakeshore Drive is upgraded maintaining uses of the boat launch and enhancing pedestrian access to the Plaza



- **The Plaza edge @ existing buildings** – offers several opportunities with the goal to create a supportive relationship between the two uses. Pending a code review, the options to connect the Plaza and buildings include creating a gap between the uses that would allow either bridge to span the gap or creating opportunities for the buildings to expand into the gap and to meet the Plaza.

Lakeshore Plaza @ Marina Park holds the promise that was realized nearly thirty years ago when Marina Park was developed on what was ‘unimproved’ land. The then audacious plan to create waterfront access has resulted in a beloved community destination. The bold proposal to develop Lakeshore Plaza mirrors the creation of Marina Park. Lakeshore Plaza is an elegant idea that will offer a place for all, reflect the community, and become a touchstone for Kirkland’s future.

2.2 Concept Design Detail

Summary areas and counts for the Concept Design:

<i>Project area</i>	<i>3 acres</i>
<i>Hardscape</i>	<i>1.5 acres</i>
<i>Softscape</i>	<i>1.2 acres</i>
<i>Buildings</i>	<i>.3 acres</i>
<i>Retail</i>	<i>30,000 sf</i>
<i>Restaurants</i>	<i>10,000 sf</i>
<i>Parking</i>	<i>280 stalls</i>

The proposed details and finishes for the Plaza are consistent with other comparable public spaces throughout Puget Sound. Buildings and built elements would be pedestrian scale, visually open and accessible, and have a consistent design vocabulary. The hardscape would be durable and reflect qualities of the region, and where appropriate, be imbued with art or Kirkland artifacts. The softscape would be robust in scale and character, selected for low maintenance, and offer a variety of seasonal and experiential opportunities.

The hardscape materials palette may include a range of materials, applied based upon location and activity, that include stone, concrete, asphalt, and various metals. Wood would be lightly used in the exterior environment but may be significant in the buildings.

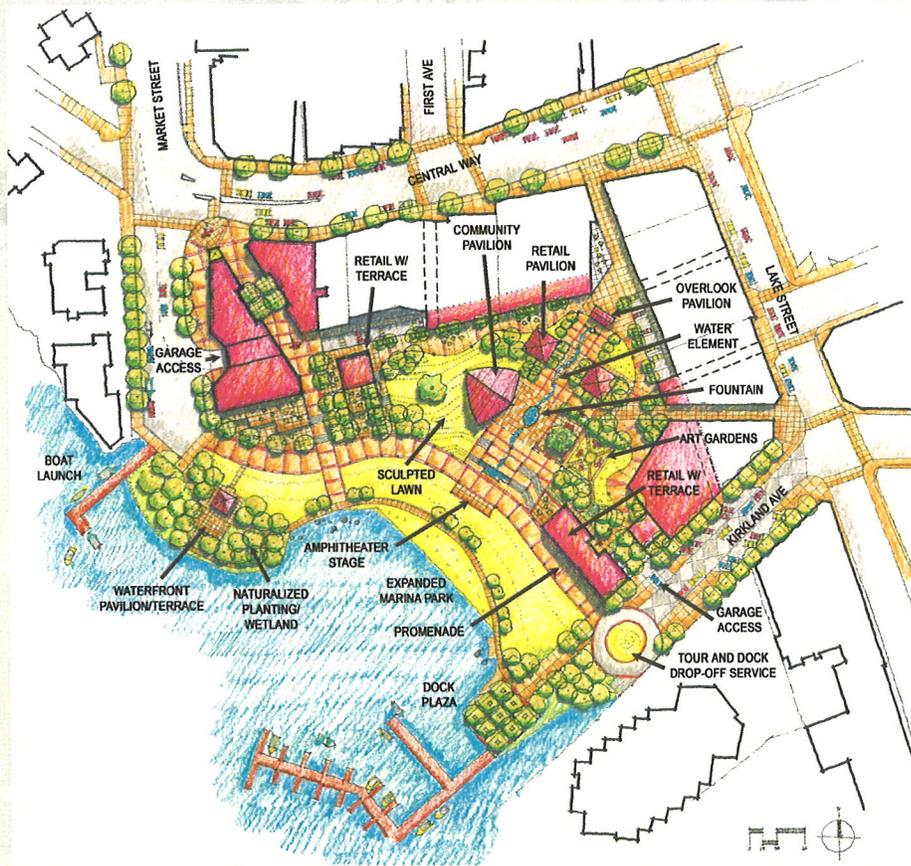
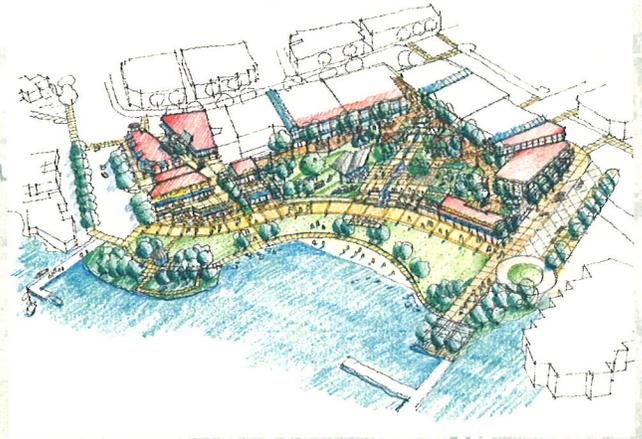
The softscape materials palette may include evergreen and deciduous trees, shrubs, groundcover, perennials, and bulbs. Specimen trees would be used to create focal points.

Buildings and planting should acknowledge view from existing buildings and viewpoints.



The Preferred Alternative Concept

- i. The plan represents a vision to create a civic center and connection between Kirkland's waterfront and downtown.
- ii. The plan proposes an informal symmetry that balances Kirkland's past and its future.
- iii. The plan will accommodate and serve the community for events and places for quiet conversations.
- iv. The plan provides parking beneath a large plaza and links the existing buildings and adjacent activities to the waterfront.
- i. The plaza is envisioned as a beloved destination – a comfortable place to meet friends, hear a concert, walk along the waterfront, or enjoy fine shopping.



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“Bring downtown to the lake... bring the lake to downtown.”



MARKET STREET

FIRST AVE

CENTRAL WAY

LAKE STREET

FOUNTAIN

OVERLOOK PAVILION

WATER ELEMENT

COMMUNITY PAVILION

RETAIL PAVILION

RETAIL W/ TERRACE

ART GARDENS

RETAIL W/ TERRACE

SCULPTED LAWN

KIRKLAND AVE

GARAGE ACCESS

PROMENADE

TOUR AND DOCK DROP-OFF SERVICE

DOCK PLAZA

AMPHITHEATER STAGE

EXPANDED MARINA PARK

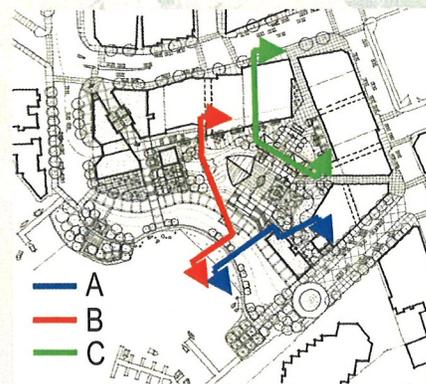
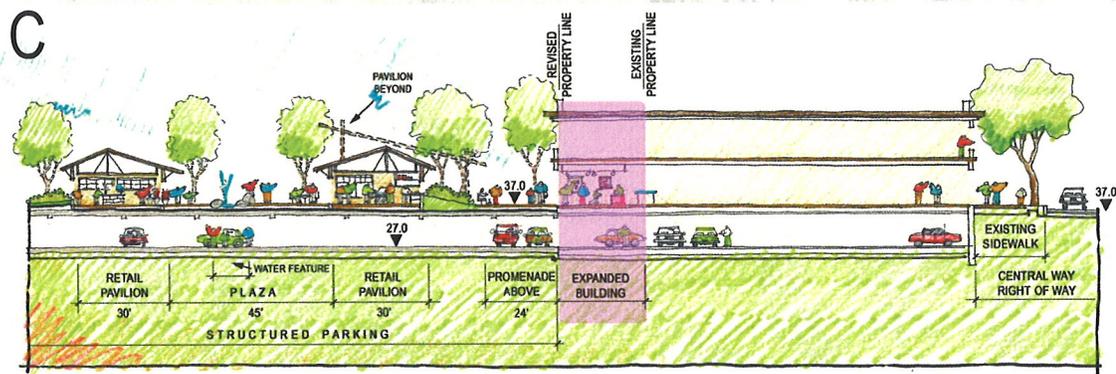
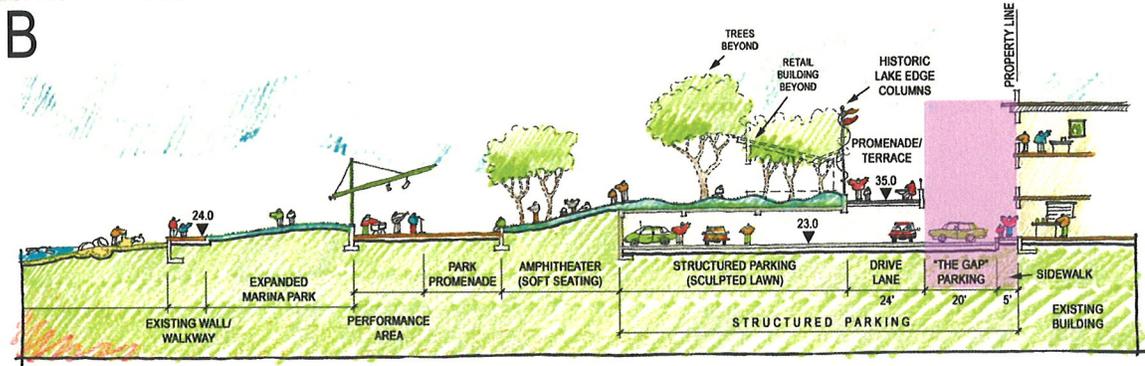
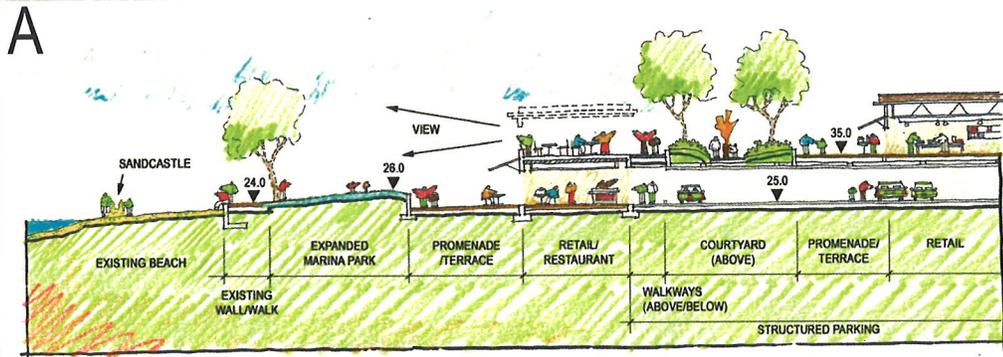
WATERFRONT PAVILION/TERRACE

NATURALIZED PLANTING/WETLAND

BOAT LAUNCH

GARAGE ACCESS





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