



5.0 Public Workshop #3



5.1 Public Workshop #3 Summary

12 July 2004

Preferred Alternative:

The final community meeting was held on the MV Kirkland at Marina Park's public dock - overlooking the project site. The meeting was an open house format where attendees were invited to see the evolution of the design and comment on the synthesized alternative – the final concept design.

Subsequent to the workshop, the design team and the LPWG reviewed the comments from the previous public meetings. The goal was to develop a single design concept that satisfied the character, uses, and financial expectations for the project.

LPWG and design team members were available to discuss and answer questions about the process, the alternatives, and concept design. Attendees were asked to complete cards to share their reaction to the presented materials.

A summary of the concept design:

- Marina Park is enlarged and enhanced
- The upper plaza is a combination of formal and informal design with broad walkways, retail, pavilions, and gardens.
- The existing buildings are proposed to be integrated with the plaza – with several possible options presented
- The combined Marina Park and Lakeshore Plaza easily accommodate community events
- The design represents the spirit of Kirkland and the many voices and needs of the community.

Overall, attendees responded favorably to the qualities of the concept design. Specific comments included:

- The manner in which parking was incorporated and hidden
- The manner in which natural elements were incorporated, ample room for community gatherings, and the strong orientation to the lake.

Many improvements were suggested, including:

- Stronger visual and pedestrian gateways (e.g. – at Park Lane)
- Alternative amphitheater orientations and designs.

The most common concerns noted were related to project cost, construction impacts, and impacts from increased use of the area.

A complete list of comments is included in Appendix 8.3.

Based on the results of the three community workshops, the DAT and LPWG believe that the preferred design concept presents a sound design basis for the next phase of work. The concept has been well received by the public, illustrates solutions to many of the design challenges that have been presented, and appears to be financially viable.





Lakeshore Plaza @ Marina Park

Lakeshore Plaza
@ Marina Park
Public Workshop #3



Welcome!

1. Sign in.
2. Watch the PowerPoint show.
3. Review and comment on open house boards.
5:30pm - 7pm
4. Ask questions!
5. Leave written comments.

Thank you!



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

Public Meeting #1 Questions and Responses:

Q. What is most important for the design to acknowledge?

A: Preserve views/access to water/beach and preserve small town feel while providing 24/7 access.

Q. What activities and uses should be considered?

A: Active, year-round activities including community events, cafes, waterfront activities and opportunities for family and more intimate gatherings

Q. How should Lakeshore Plaza look and feel once completed?

A: "Like it has always been there." Respectful and reflective of the qualities of Kirkland

Q. Describe the Plaza in 15 years.

A: A vibrant, pedestrian-oriented destination that embraces its waterfront setting

Analysis:



- Marina Park and adjacent parking are important venues for community events and festivals
- The Marina Park amphitheater and beach are well loved and used destinations
- Traffic, parking, and access need to be carefully balanced with the goal of creating a civic space
- Significant uses to be maintained: boat launch, performances, public dock, parking

Observations:

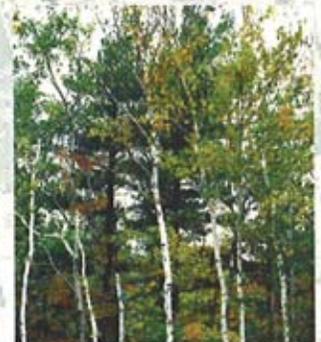


- Good fit for the program – civic space, parking, retail, and supporting downtown
- Good physical links between the park and downtown
- The site is a good location for a civic space
- Easy to envision a year-round destination that represents the spirit of the community

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

Informal Character

- village green
- park-like
- more natural
- more intimate
- more familiar and folksy
- Blend of what Kirkland is and what it may become
- Subtlety of experiences and materials
- more wood / more coarse stone / more naturalistic planting / less organized and more discovery



Circulation

Red - pedestrian Yellow - vehicle



Retail locations

Areas

Hardscape: 68,000sf
Softscape: 73,500sf
Building Footprint: 12,500sf

Right-of-way

Total: 49,000sf

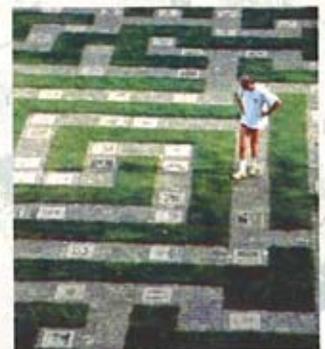
New Buildings

Retail sf: 10,000
Restaurant sf: 9,500
TOTAL SF: 19,500sf

Parking

Retail: 29 required
Restaurant: 63 required
TOTAL PARKING STALLS: 218

Amphitheater capacity:
800-1400 people



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

Public Meeting #2 Questions and Responses:

Q. How should retail be integrated into the Plaza?

A: Retail is an important component to activate the Plaza and should be placed along Kirkland Avenue and Lakeshore Drive.

Q. How should the Plaza connect to the existing buildings?

A: It is important that the Plaza be seamlessly connected to the adjacent uses

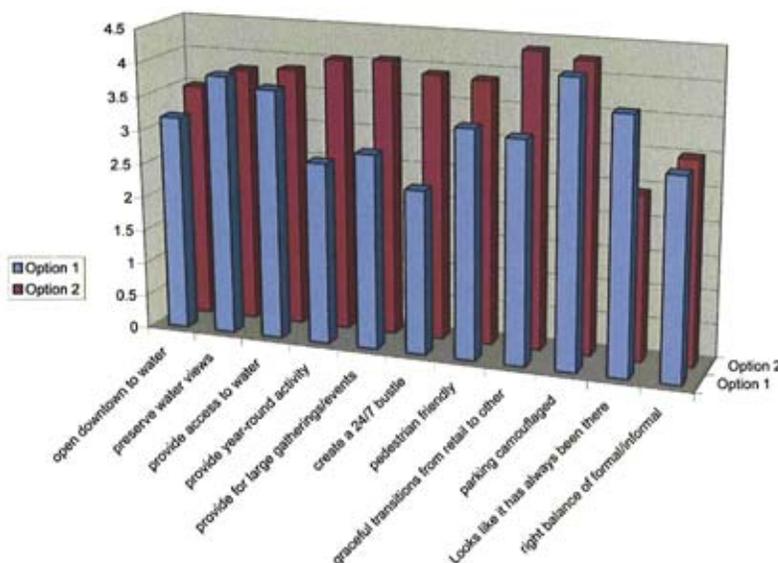
Q. How should the Plaza connect to downtown by foot?

A: Gateways announcing the Plaza should be used, creating a connection at the end of Park Lane is important, and encouraging secondary connections through adjacent buildings should be encouraged

Q. Describe how the amphitheater should be integrated into the design.

A: The amphitheater should have both hard and soft seating. The symmetrical location at the promenade works well.

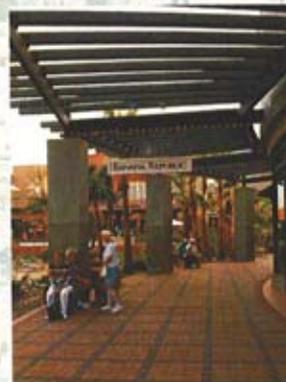
Evaluating priorities



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

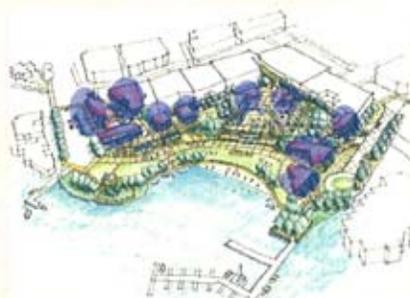
Formal Character

- rustic urban
- plaza-like
- formal planting
- more retail
- Blend of what Kirkland may become and a bit of what it currently is.
- Directness of experiences and materials
- more metal / more polished stone / more formal planting and color / more organized



Circulation

Red - pedestrian Yellow - vehicle



Retail locations

Areas

Hardscape: 85,000sf
Softscape: 40,000sf
Building Footprint: 29,000sf

Right-of-way

Total: 49,000sf

New Buildings

Retail: 32,250sf
Restaurant: 12,250sf
TOTAL SF: 44,500sf

Parking

Retail: 92 required
Restaurant: 82 required
TOTAL PARKING STALLS: 300

**Amphitheater capacity:
1000-2000 people**



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Guiding Principles

from the Lakeshore Plaza
Working Group

Lakeshore Plaza
@ Marina Park
Public Workshop #3



A. Maintain **consistency** with the vision of the Downtown Strategic Plan (DSP)

The Plaza design satisfies the DSP and earlier vision and planning documents connecting the downtown to the waterfront and creating a civic destination.

B. Develop a vision and plan around broad **community consensus** and support

Three public meetings and numerous other meetings were held with project stakeholders, including residents, members of the Cultural Council, business and property owners, City Council, and Parks to solicit comments and discuss the Plaza design.

C. Create a concept that reflects **downtown's unique character**

The Plaza design reflects Kirkland's human scale and pedestrian orientation. Art is integrated both formally and informally, ranging from a sculpture garden, temporary installations, and 'discovered' art that reflects the cultural and natural history of the site and Kirkland.

D. Serve to **enhance and enlarge Marina Park**

The Plaza design enlarges Marina Park, uses berms to integrate the Plaza and Park visually, links the Plaza and Park with a promenade and other connections, and upgrades the planting and character of the waterfront at the public dock and boat launch areas.

E. Design a place that **comfortably accommodates its users**

Proposed uses for the Plaza include quiet picnics, coffee with a friend, weddings, and community events. The Plaza proposes a hierarchy of linked spaces of various sizes that allow for intimate and public use of the Plaza.

F. Create a place that is **'owned' by the entire community**

Community 'ownership' is based upon the openness of the process, the appropriateness of the design and the day to day management of the Plaza. The vision and planning process asked and listened attentively to the community to understand the spirit and aspiration of the community to create a beloved destination.

G. Promote **environmentally sound solutions**

Sustainable design is an important part of the Plaza. Opportunities to establish a new paradigm of how public spaces are built and respect the environment are broad. Specific opportunities for the Plaza include green roofs, innovative stormwater management, use of low impact materials, and sustainable management practices.

H. Create a project that is **economically feasible and sustainable**

Parking and retail lease revenues along with an increased tax base will work to offset the development of this civic destination. Economic modeling have been used to assess the type, square footage, and location of retail as well as parking revenues. These will be refined as the project continues.

I. Pursue opportunities to **increase the supply of public parking**

The proposed Plaza design proposes 200 parking spaces in a one level underground garage. The parking includes the 128 existing stalls plus parking required by code to service the new retail and restaurants. Additional parking could be accommodated if the need is identified by the community.

J. Pursue design solutions that **create connections** rather than barriers

The design proposes to connect and open the Plaza to the adjacent streets and uses but also to link the Plaza to Peter Kirk and Waverly Parks and sites beyond. Visual connections, seeing into the Plaza, were considered as well as pedestrian access.

K. **Minimize disruption** of existing downtown activities

On completion, the Plaza design and programming will complement existing downtown activities. Thoughtful construction timing and phasing can mitigate impacts on the downtown during project construction.

L. **Strengthen and promote retail activity** in the downtown

The Plaza will create a strong destination to help anchor and strengthen existing downtown retail activity. The Plaza itself will encourage retail activity in a manner that integrates with existing retail patterns by allowing the buildings facing the plaza to touch the plaza creating areas for dining and shopping, adding new retail in the plaza along Lakeshore Drive and Kirkland Avenue, and creating active and easy pedestrian connections.

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

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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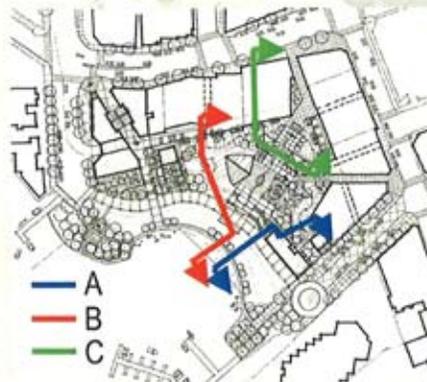
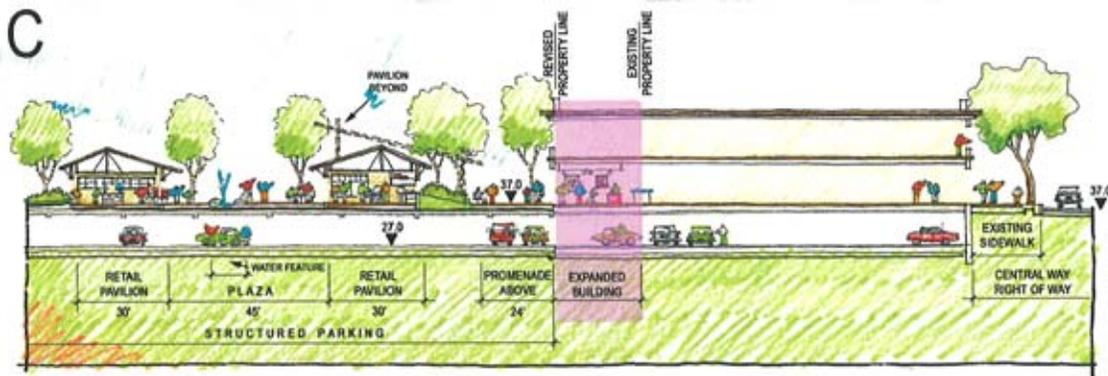
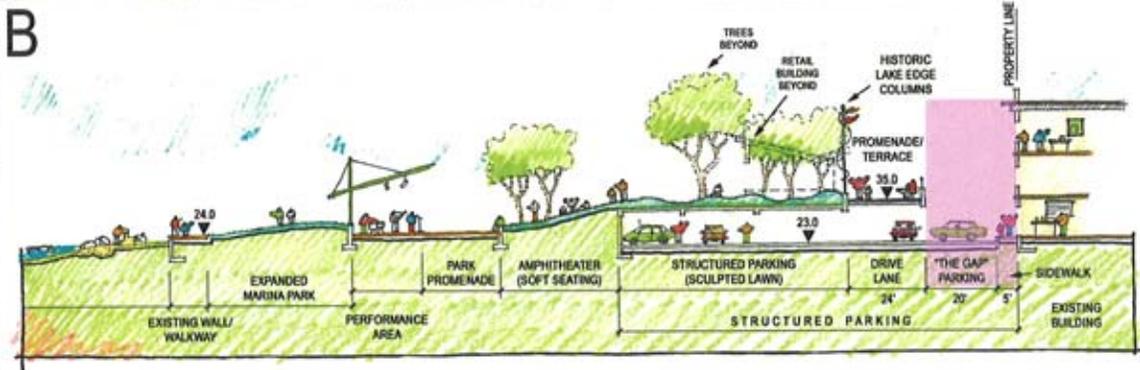
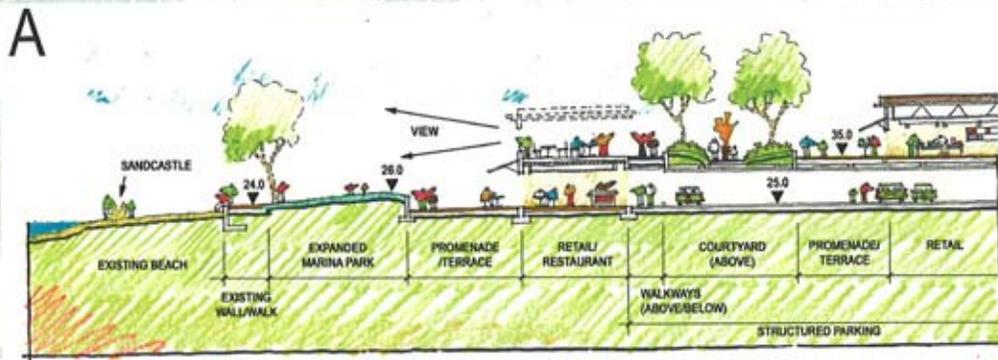


Plan Sections

Lakeshore Plaza
@ Marina Park
Public Workshop #3



LAKE SHORE PLAZA



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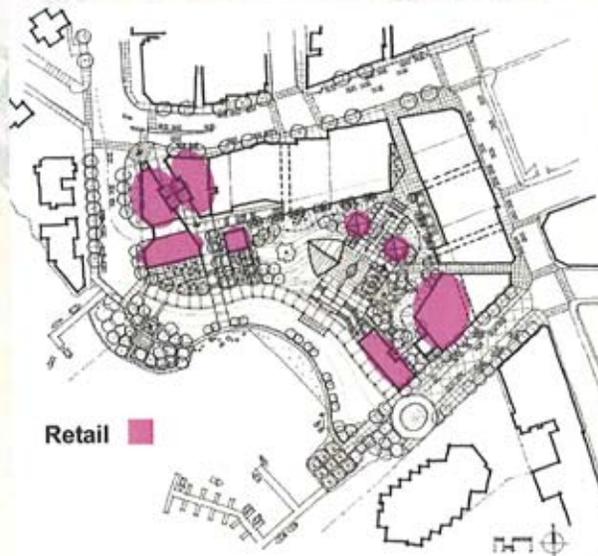
Preferred Alternative Detail



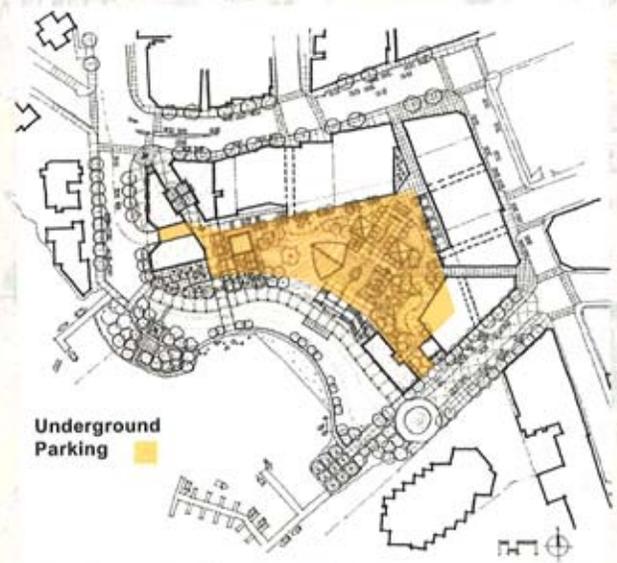
Project Limits



Circulation



Retail



Underground Parking

Areas

Hardscape: 75,000sf
Softscape: 50,000sf
Building Footprint: 29,000sf
Right-of-Way: 49,000sf

Buildings

Retail: 30,000sf
Restaurant: 10,000sf
Pavilions: 5,000sf
TOTAL SF: 45,000sf

Parking

Existing (replaced): 128
Retail/Restaurant: 152
TOTAL PARKING STALLS: 280

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Next Steps for Lakeshore Plaza

Lakeshore Plaza
@ Marina Park
Public Workshop #3



- July 12: open house
- July – August:
 - Finalize project cost and project finance recommendation
- August – September:
 - Neighborhood meetings
 - LPWG recommendation to DAT
 - Park Board review
- September – October:
 - DAT recommendation to City Council

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

Lakeshore Plaza @ Marina Park
Concept Design Final Report
5.3 PW #3 PPT

GGLO
12 July 2014

Lakeshore Plaza @ Marina Park

Public Meeting #3 / Preferred Alternative

Lakeshore Plaza @ Marina Park
PPT

Introduction

Welcome and thank you for attending

- Lakeshore Plaza is envisioned as an important community destination to connect Kirkland's downtown and waterfront.
- The current planning process has been deliberate and thorough, has been built upon the Downtown Strategic Plan and public comment.
- After this brief show please review the boards, ask questions, and give your comments.

Introduction

Lakeshore Plaza
to Marina Park



"...create the finest community gathering place in the region--a waterfront plaza and park in the heart of our pedestrian-oriented downtown... reorient the downtown to the lake by building a structural lid over the existing Marina Park parking lot with a significant public plaza on top and an expanded parking garage below."



Introduction

Lakeshore Plaza
to Marina Park



Lakeshore Plaza Goals - summarized:

- Create a safe year-round destination – 'a living room for Kirkland'
- Support sustainable design, and the arts
- Enhance Marina Park
- Strengthen and encourage an active destination, retail, and downtown connections
- Provide below grade parking for existing and proposed uses
- Create a plan through community consensus

Public Meeting #1 Summary

Lakeshore Plaza
60 Marina Park



Public Meeting One Goal:

- Listen to participants opinions and visions of character, use, and future of the Plaza/Present analysis and findings



Public Meeting One Findings:

- Create a vibrant pedestrian oriented destination that embraces the waterfront and downtown
- Preserve the sense of openness and views
- Preserve use for community events
- Create a safe year-round destination for all
- Create a place that reflects the character of Kirkland



Public Meeting #2 Summary

Lakeshore Plaza
60 Marina Park



Public Meeting Two Goal:

- Present and discuss concept design options

Public Meeting Two Findings:

- Create an active and more formal environment softened with naturalistic planting
- Constructing a new pavilion that better serves the community is o.k.
- Modify the amphitheater to have both hard and soft seating
- Linking the Plaza to downtown is important – develop gateways and multiple access points
- The Plaza should feel 'public'



Option 1: Informal



Option 2: Formal

Public Meeting #2 Summary

Lakeshore Plaza
@ Marina Park



Financial Analysis:

- A preliminary financial analysis was prepared for the two alternate concepts
- Construction of the underground parking, road improvements, and public plaza is **estimated between \$10 and \$12.5 million**
- **Parking revenue may be adequate** to cover the parking alone, but not the public areas
- **If parking revenues cover half the debt** of the parking and improvements, the remainder could come from either:
 - Revenue from new retail associated with the Plaza
 - Bonds supported by a property tax increase, roughly \$16 - \$20 for an average Kirkland Household
- The preferred option illustrated tonight could **significantly offset public costs** with new revenue.
- The DAT will **continue to refine the costs and potential revenue sources** and present options to City Council in the fall.

Preferred Alternative

Lakeshore Plaza
@ Marina Park



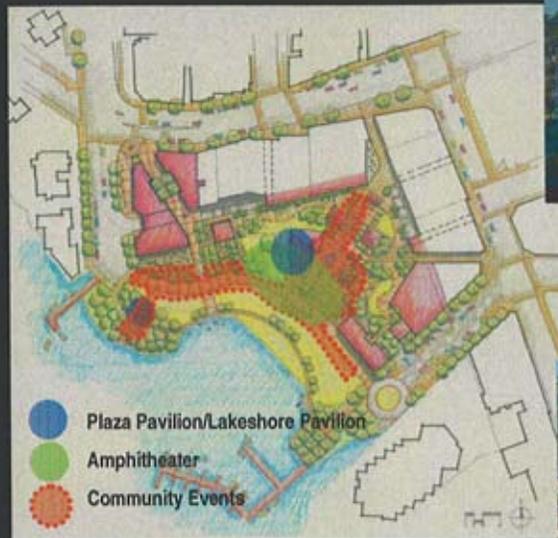
Spirit of Lakeshore Plaza Concept Design:

- Enhancing existing Marina Park
- Creating a walk-able environment
- Integrating the existing buildings
- Providing appropriate and active retail
- Maintaining venues for community events (concerts/ weddings/ markets/ etc.)
- Creating a fun and authentic place



Preferred Alternative – Places for Community

Lakeshore Plaza
60 Marina Park



- Plaza Pavilion/Lakeshore Pavilion
- Amphitheater
- Community Events

Preferred Alternative – Circulation

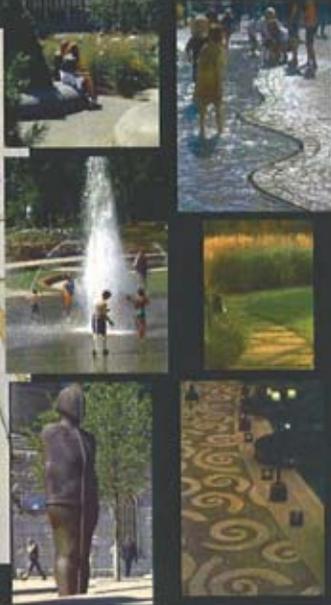
Lakeshore Plaza
60 Marina Park



- ★ Primary Gateways
- Primary Promenade
- Secondary Promenade
- Connection Opportunities
- Offsite Connections
- Garage Entry
- Seasonal Vehicle Access

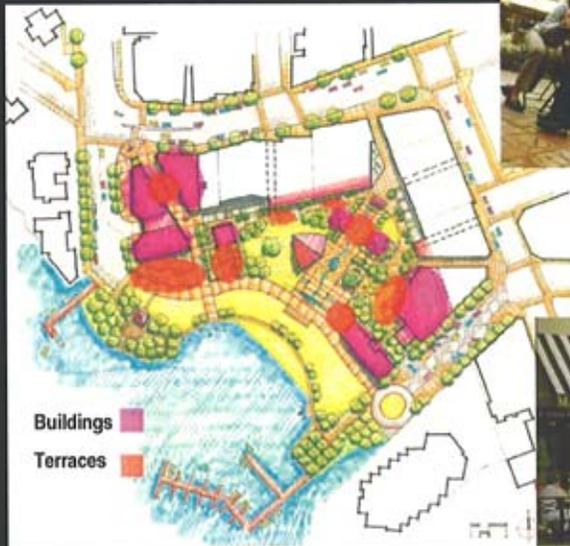
Preferred Alternative – Primary Amenities

Lakeshore Plaza
60 Marina Park



Preferred Alternative – Retail/Restaurant

Lakeshore Plaza
60 Marina Park



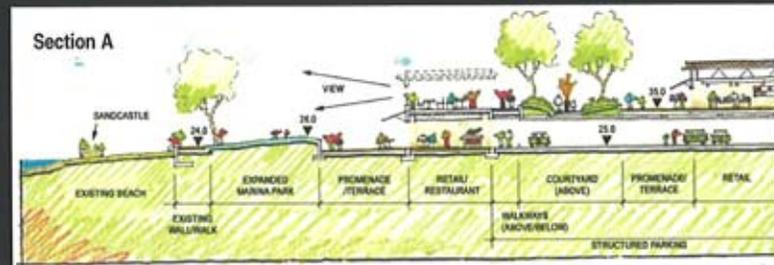
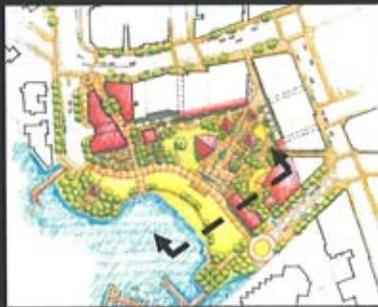
Preferred Alternative – Elevations

Lakeshore Plaza
69 Marina Park



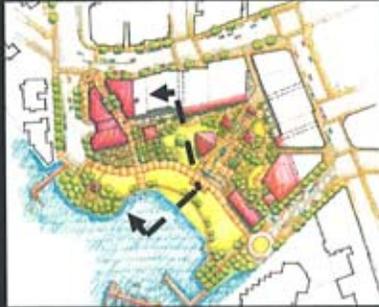
Preferred Alternative – Section A

Lakeshore Plaza
69 Marina Park

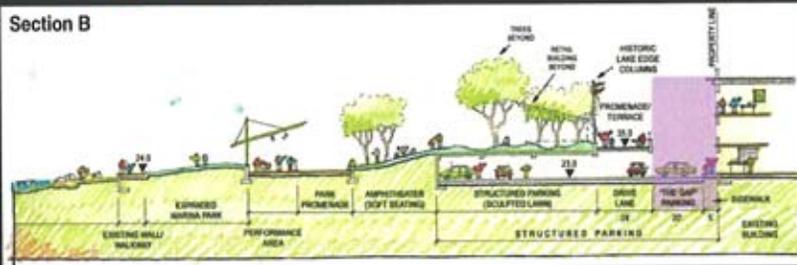


Preferred Alternative – Section B

Lakeshore Plaza
69 Marina Park



Section B

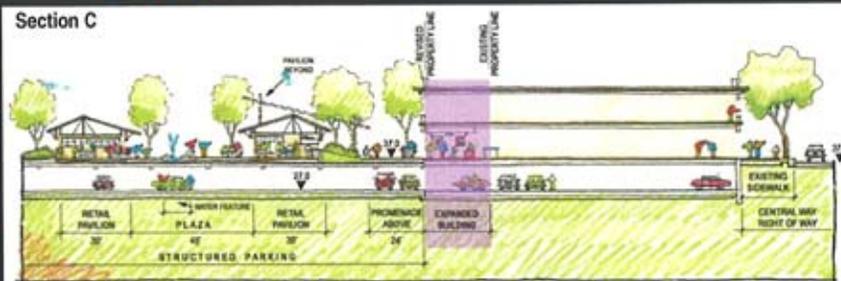


Preferred Alternative – Section C

Lakeshore Plaza
69 Marina Park



Section C



Lakeshore Plaza
60 Marina Park

Next Steps

- July 12**
 - Open House
- July – August**
 - Finalize project cost and project finance recommendation
- August – September**
 - Neighborhood meetings
 - LPWG recommendation to DAT
 - Park Board review
- September – October**
 - DAT recommendation to City Council

Lakeshore Plaza
60 Marina Park

Public Meeting #3

- Please review the boards throughout the ship
- Ask questions
- Leave written comments



5.4 Public Workshop #3 Meeting Script

12 July 2004

PowerPoint Show–

Slide 1. (Images of existing Marina Park and downtown Kirkland)

Welcome and thank you for attending

- a. Lakeshore Plaza is envisioned as an important community destination to connect Kirkland's downtown and waterfront
- b. The current planning process has been deliberate and thorough, has been built upon the Downtown Strategic Plan and public comment
- c. After this brief show please review the boards, ask questions, and give us your comments.

Slide 2. Plaza Paragraph and images from earlier ppt

Slide 3. (Aerial photo backdrop)

Lakeshore Plaza Goals - summarized:

- a. Create a safe year-round destination - 'a living room for Kirkland'
- b. Support the sustainable design, and the arts
- c. Enhance Marina Park
- d. Strengthen and encourage an active destination, retail, and downtown connections
- e. Provide below grade parking for existing and proposed uses
- f. Create a plan through community consensus

Slide 4. (Images from PM1 ppt)

Public Meeting One Goal:

- a. Listen to participants opinions and visions of character, use, and future of the Plaza / Present analysis and findings

Public Meeting One Findings:

- a. Create a vibrant pedestrian oriented destination that embraces the waterfront and downtown
- b. Preserve the sense of openness and views
- c. Preserve use for community events
- d. Create a safe year-round destination for all
- e. Create a place that reflects the character of Kirkland

Slide 5. PM2 Questions / Responses / Analysis

Public Meeting Two Goal

- a. Present and discuss concept design options

Public Meeting Two Findings

- a. Create an active and more formal environment softened with naturalistic planting
- b. Constructing a new pavilion that better serves the community is okay
- c. Modify the amphitheater to have both hard and soft seating
- d. Linking the Plaza to downtown is important – develop gateways and multiple access points



- e. The Plaza should feel 'public'

Slide 6. (No Image)

Financial Analysis

- a. A preliminary financial analysis was prepared for the two alternate concepts
- b. Construction of the underground parking, road improvements, and public plaza is estimated between \$10 and \$12-1/2 million.
- c. Parking revenue may be adequate to cover the parking alone not the public areas.
- d. If parking revenues cover half of the debt of the parking and improvement, the remainder could come from either:
 - 1. Revenue from new retail associated with the Plaza
 - 2. Bonds supported by property tax increase, roughly \$16-\$20 for an average Kirkland household.
- e. The preferred option illustrated tonight could significantly offset public costs with new revenue.
- f. The DAT will continue to refine the costs and potential revenue sources and present options to City Council in the fall.

Slide 7. (Plan of plaza animated with text and images)

Primary elements of the Concept Plan

- a. (see sheets 6.0 through 6.5)

Slide 8. (Plan of plaza animated with text and images)

Primary elements of the Concept Plan

- a. (see sheets 7.0 through 7.3)

Slide 9. (Happy images)

Next steps (Jeremy's text)

Spirit of Lakeshore Plaza Concept Design –

- a. Enhancing existing Marina Park
- b. Creating a walkable environment
- c. Integrating the existing building
- d. Providing appropriate and active retail
- e. Maintaining venues for community events (concerts / weddings / markets / etc.)
- f. Creating a fun and authentic place

Slide 10. (Picture of the PM3 Boards – tiled)

Public Meeting 3

- a. Please review the boards throughout the ship
- b. Ask questions
- c. Leave written comments

Slide 11. (No image)

Thank you!

