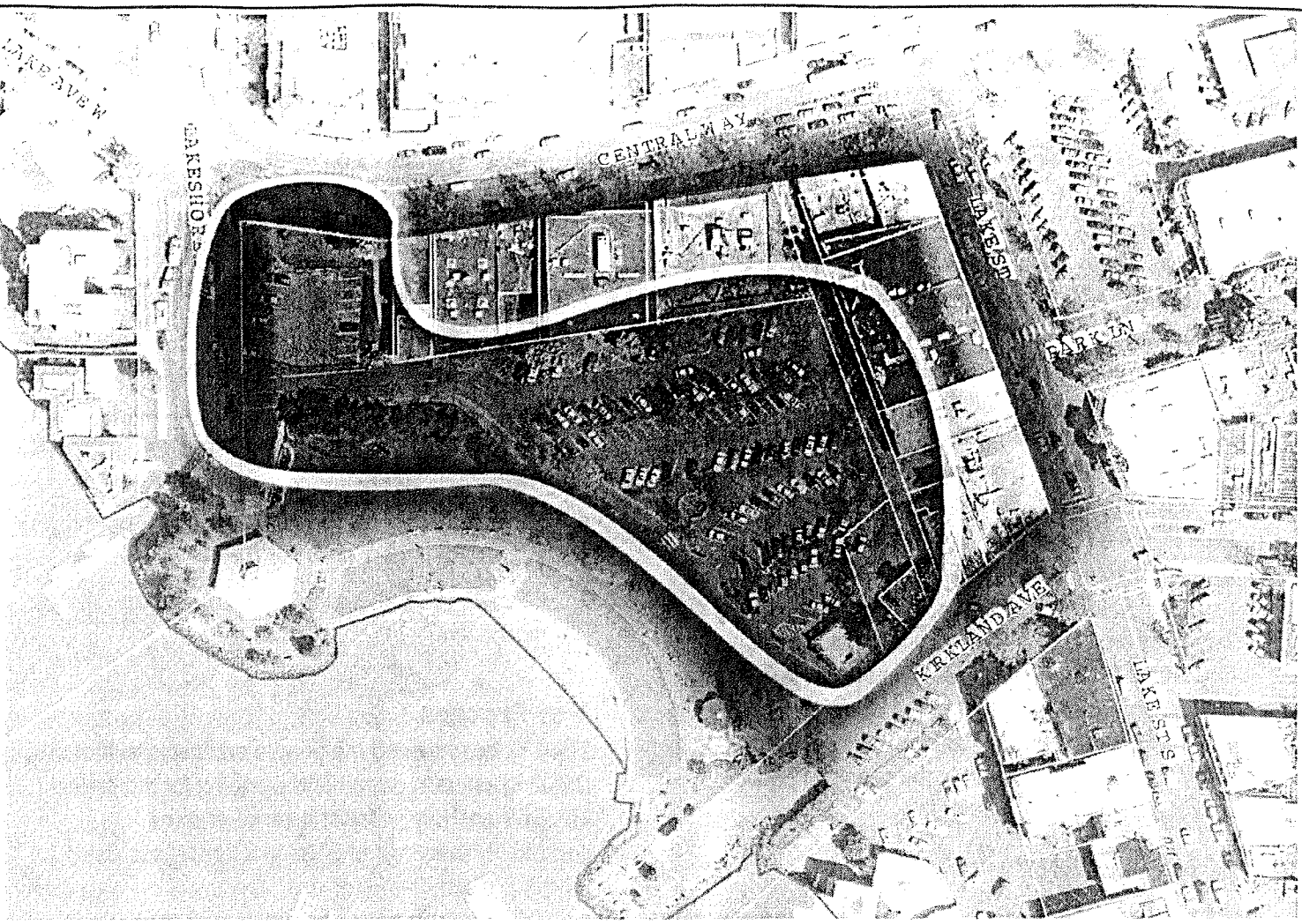
8.0 Appendices

8.1 PW #1 Supporting Materials
8.2 PW #2 Supporting Materials
8.3 PW #3 Supporting Materials
8.4 PPT: LPWG Recommendation to DAT
8.5 Code Analysis
8.6 Pro Forma

8.1 PW #1 Supporting Materials



Lakeshore Plaza Study Area

Come Share your vision of the future of downtown Kirkland's *Lakeshore Plaza @ Marina Park*

Tuesday, March 9th

Open House: 6:00-7:00 p.m.

Workshop: 7:00-9:30 p.m.

Peter Kirk Room

City Hall, 123 5th Avenue

This is the first of three sessions of a community-wide process to create a vision for Lakeshore Plaza. For more information, go to www.ci.kirkland.wa.us/depart/planning/downtownplan.htm

CITY OF KIRKLAND WASHINGTON

Sponsored by the City of Kirkland and the Downtown Action Team

Lakeshore Plaza @ Marina Park

The Project

The City of Kirkland and the Downtown Action Team (DAT) are studying the feasibility of developing the *Lakeshore Plaza @ Marina Park* project. The project would create a waterfront plaza and park in the heart of our pedestrian-oriented downtown. The concept is simple – 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 (at the same level as Lake Street and Central Way) and an expanded parking garage below.

The plaza would be over 1 acre of public open space and would provide a seamless connection from the downtown business district to the waterfront. The plaza would represent a significant expansion of Marina Park while expanding the supply of public parking in the downtown.

Rationale

Marina Park is an important part of the downtown. It is a focal point for the community's waterfront activities – strolling, concerts, festivals, etc. However, its huge potential public benefits and central role in downtown are not fully realized. Surrounding retail buildings turn their back to the lake and the Marina Park parking lot acts as a barrier between the downtown and the waterfront. A commitment to increasing visual and pedestrian access to the lake is the kind of big picture idea that can transform the downtown: "Bring downtown to the lake – bring the lake to downtown."

Guiding Principles

The DAT has endorsed the following guiding principles to steer the planning process:

- Maintain consistency with the vision of the Downtown Strategic Plan (DSP).
- Develop a vision and plan around broad community consensus and support.
- Create a concept that reflects downtown's unique character.
- Serve to enhance and enlarge Marina Park.
- Design a place that comfortably accommodates its users.
- Create a place that is "owned" by the entire community.
- Promote environmentally sound solutions.
- Create a project that is economically feasible and sustainable.
- Pursue opportunities to increase the supply of public parking.
- Pursue design solutions that create connections rather than barriers.
- Minimize disruption of existing downtown activities.
- Strengthen and promote retail activity in the downtown.

The Process

The City has retained the Seattle architectural firm of GGLO to assist in design and planning for the project. The DAT and City will host a series of three community meetings to develop a consensus vision for the project:

- The March 9th meeting will focus on the community's vision for the waterfront area.
- In the spring, GGLO and the DAT will bring various design and funding options to a second community meeting for discussion.
- This summer, GGLO and the DAT will present a preferred design and funding concept for review by the community.

The DAT will present the preferred design and funding concept to the City Council for consideration and further direction.

Questions?

If you would like to learn more about this project, please contact Jeremy McMahan at 425.828.1141 or jmcmahan@ci.kirkland.wa.us. Also, feel free to discuss the proposal with any members of the Downtown Action Team.

Community Meeting # 1
COMMENT SHEETS

The project you are planning is possibly the worst idea yet. You would destroy businesses that are actually bringing people into Kirkland that would normally never come here! We have businesses that have been there for 14-20 + years! Instead find parking elsewhere – Waverly Park – under the ballpark @ Parkplace etc. Kirkland has been going downhill for several years now, not because of parking but because we no longer have shoppable shops! We need a record store, hardware store, (magazine, aspirin candy bars, greeting cards) etc. store. No more galleries, restaurants, salons! Bring in shops that will bring in people!
Marina Park should be center for community activity – concerts, ice rink (?), festivals, sculpture plaza. Concert are a should be preserved or enhanced.
1) The most important thing is maintaining an open spacious feeling. If it must be developed it should compliment the lake and give you the feeling that it is a continuation of the lake. No large obtrusive structures. 2) If you can incorporate more parking that would be helpful but as far as retail Kirkland should work harder at maintaining existing structures/retail space. 3) It should feel open and airy. It should be an extension of the park itself.
Rather than build the 'lid' the way to the 2nd floor shops – leave a 10-15 foot opening which would allow sun to the below area & preserve a walkway below to open air & an under level layer of shops. The shops below would have the appeal of in front parking & the walkway would create a semi covered area.
1) That it have continued public access which includes businesses which draw other than just on sunny days 2) Redevelop parking lot at Central & Lake as plaza 3) Open but with shelter from rain & wind 4) The front door to the city that allows broad views to DT Seattle & the lake.
My concern is that the "Lid" will be a positive thing for the stores & business (I am for that), but negative for the enjoyment of the existing waterfront & side walk area – The negatives are that 1) visually it will cut into the open space from the vantage point of the waterfront 2) From the sidewalk one will be looking into a garage 3) The Festivals like "Bite of Kirkland" may be impacted. Solutions – A) One solution is to turn the parking lot into a plaza and spend the money on a 3 story parking garage elsewhere. Or B) Another solution would be to cover the sidewalk by 12 feet from building. This would give upstairs merchant a place for tables etc. & downstairs merchant a covered walkway-
Make the impression of this final site Whimsical – Welcoming – Expansive – With water proof refuges for winter.
$ How will we pay for it?
Why don't you plan for parking to be on the edge of the project and maintain a pedestrian environment, "Let People Out of Their Cars". We have quite a unique downtown. Let's keep it that way. Don't spoil it.
The improvements made in the early 70's, to turn an ugly gravel parking lot into Marina Park, were BIG improvements in Kirkland. It's time to move ahead & make an even better waterfront gathering area so 30 years from now Kirkland residents are still enjoying the waterfront.
- Continue Park Lane through Lake WA Blvd west buildings have visual connection down Park Lane. – Concern! How would parking lid feel & look from Marina Park? - Expand

study to look @ more of the city & civic connections.
A "piazza", a "town square" a public gathering place would add heart and soul to a city already filled with good things. Thank you for the public nature of this process! It is important to show pictures and experiences of other developments like Naniamo BC waterfront, Sausalito CA waterfront, Longsdale Quay, North Vancouver BC, New Westminster Quay, areas of Victoria BC, Riverfront Park Port Hampshire (Bremerton is plans in process) (Vancouver all over) California coastal cities (east coast to Florida small cities) People generally cannot visualize plans without seeing other places and getting ideas. Downtown Disney World Orlando
A concrete parking lid is counter productive to creating an inviting atmosphere. Put all parking underground!!!
The plan to lid the parking lot sounds great – but there are far too many issues that are brought up by this: 1) The shops at ground level lose exposure 2) Adding more parking will cost huge amounts as the ground water is right there. 3) If it's lidded w/o adding another level of parking we have lost valuable parking. 4) It is a very costly proposal – ever to study in such tight times. 5) It has been kicked around many times – money has presumably been spent already – and nothing has become of it – why repeat history. 6) Lidding this may make a cozy secluded spot, really crowed and exposed. It is already a gun – we have to be careful to not over do whatever project we do carry forward.
We don't need a plaza. There is no reason to "connect" to the downtown core. The plaza will ruin the feel of Marina park. Leave it alone.
1) Views to/from the beach, more parking, Marina Park Promenade, Drive thru. 2) A small hotel – Boutique style – More small shops – An entry from Lake St onto the plaza with a view of the water from Lake St. – Linkage from the promenade up onto the plaza to Park Lane. 3) Like a busy pier, a meeting place year round. 4) "We have to have lunch at the seafood grotto on the plaza where we can watch the people, boats & later the sunset, we can also rent a kayak for a ride on the lake or catch the Argosy boat after lunch to go see the Husky game.
I think this sounds like a lovely idea, but I'm concerned about the $5 million initial estimated price tag mentioned today on NPR news. Let's think hard and consider possible cheaper solutions to getting our "waterfront". The shoreline is neat to walk along where private condos have that public walkway – Can we make that continuous? Can we find other ways to get public parking besides a lid? The I-90 lids got billions of federal dollars, but hey, we're just a little city. Can we turn some of that big lakeshore parking lot into pedestrian/park area and tuck parking in under some buildings nearby that may need renovation anyway? Again, I'm concerned about buying a "Cadillac" project when a Ford will do – most people I consort with would feel more "community ownership" of a project that seemed like a really good value for the dollar. Thanks for the open house.
Let's not try to turn our turn into a LaConner clone. We do not need a project like this. We need better parking and better traffic solutions. Not another Cannon Beach.
The Pavilion in Marina Park is heavily scheduled for weddings in summer & is a location for many unscheduled photo sessions & informal weddings. Perhaps we could have some smaller covered areas that would also be appropriate for these uses & allow more than one wedding or photo shoot at some time (Heritage Hall is also being used for weddings). (Part of my Kirkland-based business is wedding ceremonies.)
1) Is this the best location in the City for a parking garage. When considering a two-level

garage partially underground there are other locations within downtown area where a garage would be much less expensive to build considering the high water table on the lake front. 2) Increasing the number of parking stalls to 500 will increase the amount of auto congestion in downtown. Improvements to traffic signals & intersections should be included in the scope of this project.
The general concept of the plan is VERY good. (The devil, of course is in the details). Can it be pulled off given the propensity of people to wish for a Kirkland of the past – if it even existed as those folks imagine. Kirkland is not going back to the days of J.C. Penney the Sears Catalog store and Ben Franklin. The apple orchards are gone (forever). The growth that Kirkland will experience will be either controlled & gracious or uncontrolled & willy nilly! And the controlled growth comes at a cost - - - investment $ come from taxpayers & businessman of foresight. In the early 70's Marina Park was a packed gravel parking lot. The old curmudgeon city council had the gumption to step up to the plate - - & they invested wisely for the future. Now, let's hope that a city council with a reputation for progressive ideas doesn't get hopelessly bogged down in procedure & a "need" to please everybody. Make the tough decisions?
We now have an open space with clean air & grass do we want a concrete lid. Objections. 1) Destroy existing small business 2) Where does money come from – property owners pd for Marina Park & Lk St public lot. 3) No parking while constructing – will affect the whole downtown. 2-3 years at best. 4) Loss of jobs as small businesses go out of business. 5) Fumes from cars in an enclosed space. 6) Loss of sales tax. 7) On personal level the entrances to my building which is 10,000 sq.ft. on lower level would be gone. My current tenants already are upset and ready to leave if this concept goes thru.
1) Interactive water fountains (the kind kids can play in). 2) 2X the commercial area by allowing shops on parking level – open up area on top to allow light below. 3) Lots of benches & tables.

Community Meeting # 1
POST-IT NOTES

PLACES I LIKE
Active - Carmel w/ NW materials
Latin American local bands playing dancing, good cheap food
Fanueil Hall – Many of Boston's developed piers – San Diego & SFO Waterfront
Piazza in Florence 2) Pioneer Square in Portland
Latin American Plazas – a green open space in downtown, with activity
Plaza in Mardella, south Spain, connecting old historic core to waterfront edge, & waterfront walkway. It has about 12 Salvador Dali's sculptures on it.
Qualities of completed Lakeshore Plaza. Campo in Sienna
Santa Barbara, San Jose, Aix-au-Province (all sunny!)
Piazzas in Italy
Downtown Disney
Downtown Disney Orlando
Portsmouth, New Hampshire – Newberry Port, Massachusetts
RANDOM
New better designed performing area
Tables, benches, chairs
Small downtown market/grocery store. Hardware store
More waterfront!!
More Green
Active

Question: Describe this place in 15 years...? **Comment**	**No. Dots**
Destination for family & friends – no set activity, just show up	8
Vibrant	8
Place to enjoy people	7
A place to see & be seen	6
An informal natural setting	6
Aspiration to be a "notch above" our NW casual life	6
A little like Europe because you can walk everywhere	6
The only small town on lake that opens its downtown to lake. "Opens its arms to lake."	6
Fresh/attractive	5
"You can spend all day there" - breakfast, beach, dock, do, play...	5
Strong connection to water	5
Community gathering spot	4
Front door to Kirkland	4
It is the heart of the community	4
Special/unique	4
Evolved over time	4
"Fun place, won't be bored."	4
Piazza by beach	3
As nicely kept as Disneyland beautifully done (flowers, etc.)	3
Grassy knoll, amphitheater	3
Kirkland's Living room	3
Kirkland took the initiative and preserved the open space and the lake	3
Warm/inviting	3
Elements that can be changed seasonally	3
Vital, exciting area to walk	3
Place with view	2
Place to see the sunset	2
Element of surprise (good)	2
Site for large festival	2
Place more natural, less/no cars	2
Has private spaces for you	2
Resort on the lake	2
"Comfortable, relaxed."	2
Varied styles/tastes - food and activities (not fast food)	2
Interesting features (waterfall or something else)	1
Information-artistically presented about happenings	1
Music (lots of ways/types)	1
Safe	1
Place to go on boat. Service all the boats on lake	1
Floating breakwater	1
Feeling less cluttered, open	1
Piazza – multiple kiosks	1
Close of car access. Ped crossroad – boat access	1
Need slips for boats	1
Fuse urban-suburban experience	1
Place to go to congregate	1
Kirklandites take care of their town	1
Want to be able to take visitors downtown	1
"The best place to have lunch and walk by the water" – adult activity	1
City's Living Room	1
Place to shop	1

Question: Describe this place in 15 years...? **Comment**	**No. Dots**
Not what you expected, exciting.	**1**
Beautiful sunsets	**1**
People playing guitars and watching sunset	**1**
Large scale	
Fun	
Coffee shop	
Information center –cutting edge?	
Forefront of tech?	
Low tech place?	
Aquarium - example: Long Beach	
Flow most important. Move people around to benefit all of City Meditative The place to see and be seen Minneapolis style parks	
Genteel	
Active	
"Watch the people go by."	
Family activities	
Safe	
- flowers	
- flags	
- awnings	
Pleasant place to be	
Fabulous view of lake	

Question: How should the project look and feel...?

Comment	No. Dots
Flow from retail to plaza to green to lake	7
"European feel"–closed to cars.	7
Combination of formal/informal	7
Maintain natural esthetic of park-camouflage parking	6
Orientation to Lake Street to water	6
Look historic; like it's always been there	5
Northwest, local materials wood and stone	5
Softer feel w/Terrace, place to sit – similar to mound by Pavilion	5
Pedestrian feel & flow	5
Natural materials NW architecture wood/stone/tile	5
Community destination primarily not tourist destination, maintain Kirkland feel	5
More development (bldgs) toward lake	5
Artists contracted to work with architects from ground up so art is integrated	4
Direct flow from Park Lane	3
Natural amphitheater (flashing stage)	3
Keep view of Seattle. Orient on view	3
Open/flexible/inviting	3
Plaza dovetails to City	3
More landscaping to separate pedestrian from street traffic	3
Multi-dimensional – not one big slab	3
Ease of access to lake front from plaza, ramps/stairs	3
Open, lots of water visibility, try not to add lots of new bldgs	3
Informal with NW feel – natural plantings	3
Some oriental influence, such as rocks	3
Lots of benches and tables	3
Informal and active	2
Strengthen connection to Waverly	2
Go no farther than Carillon Point style	2
Retail reaches out to sidewalk – brings life to the sidewalk	2
Neighborhood "traffic" – retail that brings locals out and gets used	2
Color looking back – awnings/texture/color/lights/vibrancy	2
Maintain or enhance vistas	2
Landscaping	2
Covered activity areas – awnings on bldgs	2
Connect with rest of downtown	2
Marine orientation and activities e.g. catamarans & kayaks on beach	2
Connected to town directly	2
Friendly to arts	2
Make garage user-friendly, shops	2
Extend parking under retail to Lake Street	2
Connected to rest of town	1
Human scale next to park	1
Small local atmosphere places	1
More like the planting by JJJs	1
Some view3 corridor going through with steps and a water feature	1
Public are	1
Casual	1

Question: How should the project look and feel...?	
Comment	**No. Dots**
Places for conversation	**1**
Places for art activities – booth areas with - electricity, etc., crafts, ethnic activiies, e.g. Crossroads	**1**
Personable things – like kids activities and artwork	**1**
No through road	**1**
Stores with affordable items – not just expensive art	**1**
Nice quality materials	
Flow in from Central	
Connect underground (multiple elevation) pedestrian connections	
Pedestrian & car flow, one way?	
Covered spaces (picnics) Glass canopies	
Public/Pedestrian area	
Increase amphitheater seating	
Examples: Boston Fannuiel Hall, San Diego	
Examples: Boston Fannuiel Hall, San Diego	
Keep JJJs at corner	
Casual atmosphere is important	
Fruit and fish market	
Good signage for parking	
Natural-rustic setting for creek	
Foliage, grass, beach	
Sculpture in bldgs – something weather activated	
Plaza should connect to exit. Bldg to encourage interaction	
Auto ease of ingress/egress	
Quaint, but functional	
NW version of Carmel	
Color-soft, no gray, please	
Usable space for retailers	
Enhance visibility for kids - okay for kids to sit on sculptures	
Example: Gateway Center – Utah - Yes!	
Example: Harbor steps – Seattle – Yes!	
Handicap accessible	
Preserve and enhance children's tiles	
Area for kids to do art	
Shops in parking area – not dead area	

Question: What is most important about this area...?

Comment	No. Dots
Preserving open-ness and view to water	11
Enhance view (through buildings) from Lake and Central. Town severed by bldgs.	8
Concert space-outdoor gatherings	8
Visibility of Lake	7
Parking – not visible from beach	6
View preserved	6
Historical nature, charm of old buildings	5
Small town village feel	5
Pedestrian access-enhance- to the water	5
Public marina expanded	5
Place for concerts	5
Informal, open area, relaxed	4
Interactive art, water features	4
Free entertainment for gathering	4
Preserve anytime hours of access 24/7	4
Natural elements (rocks, sand) downtown	4
Arts, statuary, fountains	4
Eating outside	3
Amphitheater – and enhance seating	3
Need to open up access to "heart" of City. Walk from Park Lane to center.	3
Maintain/enhance festival access, location	3
Maintain healthy businesses two blocks back	3
Keep/enhance the beach	3
Gazebo-weddings/meditative	3
Boat launch – relocate off site	3
Preserve green, natural areas	3
Put cars on perimeter	3
Walking, not driving park	3
Watch sunset	2
Action, crowded, music playing, interactive; people coming together	2
Convenient parking	2
Security, safe place to drop off kids	2
Boat launch	2
Accessible, gradual link from Plaza to park	2
Everest Creek unculverted so it functions like a real creek for as much as we can	2
Pavilion acts as refuge from the rain	2
Keep scale in tune with historical bldgs style	2
Ease of access to beach	2
Formal & informal seating at amphitheatre area	2
Maintain pavilion - Function	2
Grass/green space	2
Boat access	2
Parking-do not decrease stalls	2
Not a mall	2
Coming and going; entry and exit	1

Sculptures	1
Native American heritage	1
Keep promenade (pathway around beach)	1
Sculptures	1
Do we need to keep parking under lid? Move to side? (Market & Central Lot)	1
Place to sit. Unstructured	1
No other town on Lake that is oriented to lake. Can be great asset	1
Potential redevelopment of perimeter	1
Preservation of sense of open space in terms of water/trees	1
Some venue like the pavilion is needed for community	1
Put 4 story parking at north location – develop the lot – keep it at one level	1
Concerns about too much concrete – walls, etc.	1
Public gathering area	1
Family gathering place	1
Benches for parents to watch kids	1
More green, grass	1
Preserve pier	1
Memory of ferry dock/terminal	1
Make sure park parking is convenient	1
Control motorcycle noise	1
Feel peaceful, quiet	
Look to expand Marina Park	
Enhance all business downtown	
Child friendly	
Location is good for vehicular access	
Ferry	
Beach	
Green, open bay	
Open green area along lake to escape from events	
Shortcut drive through town	
Bathroom	
Sailor statue	
Plaza of Champions	
Pavilion kept, not hidden	
Historical significance, below water, ferry dock	
Historic plaques	
Keep downtown safe-NO parking structures	
Vantage point from water to stores to be considered	
Remove restroom from middle of "Living Room"	
Enhance/improve view corridor by removing restrooms	
Preserve lower level shops	
The charm & scale of the structures	
Beach-playtime	
Boat launch – enlarge/enhance	
Preserve all trees	
Gazebo	
Heritage hall	
Art display areas – more	
Area friendly to ducks	

Maintain lights in park – replace dock lights	
Vacation, resort atmosphere	
Bring together kid, families & people who stroll around to "show themselves."	
Keep picnic idea	
More food vendors	

Question: What new activities should be considered...?	
Comment	**No. Dots**
Encourage community events – year around	**10**
Maintains (as a minimum) current level of activities	**7**
Enhance view of water (make sure trees are not too big)	**6**
Put parking beneath grade rather than under plaza	**5**
Blending of public & private space	**5**
Cafes spilling onto plaza	**5**
Year round nature of uses – ice rink	**5**
Indoor/outdoor spaces , awnings and protection from rain	**4**
Balance of retail, parking, values	**4**
Do we need a parking garage?	**4**
Interactive water fountains	**4**
Smaller gathering/conversation areas	**4**
Concerts, bands, music	**4**
Relax with purpose, savor experience	**4**
Cars away from the people – separation	**4**
Be able to see water destination from business area – Park Lane view	**4**
Keep small retail – not big similar to Madison Park	**4**
Wifi	**3**
Secret garden tucked away like you found something special	**3**
Integrate the entire space as a concept (buildings, parking lot, park)	**3**
Peace & quiet	**3**
Respite from hustle & bustle	**3**
Small B & B or hotel – add to vitality	**3**
Destination for citizens	**3**
Canoe/windsurfing rental (ala Coulon Park)	**3**
Take parking out of core & make completely pedestrian center	**3**
Cut Park Lane through to Marina park	**3**
Concern about bringing more people into town	**3**
Encourage pedestrian services	**3**
Integration of public art	**3**
Relevant retail	**2**
Move the parking to another area	**2**
Not too sterile or modern	**2**
Cascading steps down to park (like Harbor Steps) from Plaza everything flowing	**2**
Play area	**2**
Connect Waverly site to the Marina Park	**2**
Who is the plaza being built for? Residents – tourist	**2**
No road through park	**2**
Smaller booths around plaza – like Fremont Flea Market – year round	**2**
Kiosks when weather permits ((vendor carts)	**1**
Seating other than grass that integrates with the environment	**1**
Businesses reoriented to Plaza	**1**
Improved Marina concession offices	**1**
Lid should be used by people (for people to gather)	**1**
Plaza with a lot of foot traffic paths	**1**

Observation point	1
More casual outside low key dining	1
Patio & tables	1
Low cost-informal food vendors at lake area	1
Year round activities able to be there. Some temporary cover or winter attraction	1
Good location for Wednesday Market	1
Ice skating (temporary winter)	1
Winter market/hot chocolate/gifts/chestnuts	1
Maintain or increase parking 2 levels of parking	1
Plaza spills onto existing park	1
Kiosk retailing	1
Glass covered galleria from Park Lane link to plaza	1
Covered parking in winter	1
Valet parking	1
Friendly to animals e.g. dogs	1
Many questions/concerns about lid	1
Noise control	1
Improve nighttime view from water	1
Pedestrian link from water to Park Place	1
Keep it peaceful and beautiful	1
Year round activity to support business	1
Open but with surprises, nooks like Fall Park in Seattle, private areas	
People friendly for strolling	
Youth oriented businesses	
Destination retail	
Trolleys to move people	
Ferry	
Have views of beauty from many areas	
Integrated public are	
Performing Arts	
- greenhouse – butterflies & flowers	
Neighborhood friendly	
Artists, musicians	
Consider activities that could occur in parking garage (lighting/power)	
Variety of transition spaces	
Small storefront covered/heated space for dining, etc.	
Small tour boats	
Overnight stays on boats	
Maintain connection to water	
One-way traffic	
Make existing retail face water	
Barcelona model – open area down to water open up view by removing some bldgs	
No car areas such as Glasgow	
Consider airplane travelers	
More picnic tables/blanket areas	
Fun walking around	
Successful business community	
Programs for kids – like summer concerts – have play area under lid for other seasons	
Place for events in balance of year	
Business friendly environment	

Jeremy McMahan

From: Karen Story [karen@tinyisland.com]
Sent: Thursday, February 26, 2004 3:53 PM
To: Jeremy McMahan
Subject: Lakeshore Plaza @ Marina Park

I think this proposal sounds great! I'd like to be on a mailing list to hear about the progress of this project. Thanks, Karen

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Sent via the WebMail system at webmail.pioneernet.net

Jeremy McMahan

From: Marcia Buxton [mwbuxton@earthlink.net]
Sent: Sunday, March 07, 2004 6:47 PM
To: Jeremy McMahan
Subject: Concerns about Disabled Access to parking under a new LakeshorePlaza

Marcia W. Buxton
928 18th Avenue West
Kirkland, Washington 98033

To: jmcmahan@ci.kirkland.wa.us
On: March 7, 2004

To whom it may concern, Disabled Parking and Access

My question concerns the Lakeshore Plaza @ Marina Park. I am a physically disabled person who has lived In Kirkland, West of Market Street for 32 years. While I find the idea of developing a street level plaza and expanding the parking garage in Marina Park I would like to point out that for a person using an electric wheelchair or scooter as I do, I must when go all the way around to either the Southern extension of Market Street or to Southwestern end of Kirkland Avenue to access the Kirkland Fair on that usual July weekend. Will I continue to have to do this?

Although there are steep stairs outside on the south side of Central Way, and another set of steep stairs on Kirkland Avenue and a public accessible stairway inside the old Benjamin's Five and Dime with an entrance on Lake Avenue across from the public parking plaza with its four marked disabled parking spaces there is NO elevator to reach the parking area or the fair grounds. Even in the best weather to get back out of the fair grounds I have to zig-zag up the hill in my Pace Saver II and negotiate electrical cables placed there for the food service stands on Kirkland Avenue to get back to my vehicle parked near Park Lane for the Kirkland Fair Days.

I worry that the new project is one step toward eliminating the existing corner parking area that is bordered by Central Way, Lake Street and Park Lane as a parallel parking place even when on a level legal space does not give safe access for me to remove or put back with my hydraulic hoist my electric scooter. There is only one disabled parking space near Sur La Table that serves the newly moved Heritage Center. And I know of one more VERY precarious Disabled Parking place just off of Central Way when I try to go to Lynn's Bistro but it is on such a steep grade that I could not possibly use the hoist I have safely.

When I first moved to Kirkland 32 years ago there was a Penny's store, a five and dime, a grocery store where the Antique Mall is now, a hotel on the second story and a feeling of self-sufficiency left over from the era of downtown Kirkland being the ferry dock area for this part of Lake Washington. I sorely miss the lack of a hardware store that used to be near the old library and new senior and teen center and hope that an effort is made to bring back one to downtown Kirkland. (Driving all the way to Lowes in Bellevue or McClendons in Woodinville is not fuel efficient for a needed shop light, new fire extinguisher, tack hammer etc. Fred Meyer just is too limited to bother with most of the time.)

But maintaining parking for the disabled is one of the nice aspects of living in the Northwest as opposed to old cities on the East Coast which have made little accommodation for the disabled. BelSquare Mall

is easy to navigate but I am appalled that Redmond was permitted to put in Redmond Town Center where each store has an individual door that rarely has a self opening door or even a button to push to enter the smaller stores. Kirkland also has a ways to go to be really convenient to the person trying to get into and out of small shops with ease. So please make certain that as NEW construction is undertaken that it is inclusive and barrier free.

Thank you for what appears to be a significant new creative way for Kirkland to enjoy its attractive waterfront asset.

Sincerely,

Marcia W. Buxton
mwbuxton@earthlink.net

John Graham
PO Box 2428
Kirkland, WA 98083

RECEIVED
MAR - 9 2004
AM PM
PLANNING DEPARTMENT
BY

March 7, 2004

Jeremy McMahan
City of Kirkland
123 Fifth Avenue
Kirkland, WA 98033

Re: Lakeshore Plaza at Marina Park

I received a copy of your blue memo outlining the proposed project rationale and guiding principles dated February 17, 2004. Thank you very much. Also, thank you for being involved and assisting in this effort. First, I think it would be a marvelous idea to re-develop downtown Kirkland. My comments are meant to be helpful, not hurtful.

Your team's approach, including your "**Guiding Principles**" has missed the single largest factor. What is that? What condition could you have possibly have left out that is more important than any of the elements listed in your memo? Because of this ***HUGE*** oversight it appears that your team, perhaps under your leadership, is flawed. I might even assume that together all of you are incompetent. At the very least none of you are experienced enough to plan or develop a project of this scale.

Now before you get upset, and before you turn the page to see what aspect you overlooked, please put your thinking cap on. Can you guess? What one factor did you omit that is the most important one of all?

No, it's not parking. You addressed that.

No, it's not funding.

No, it's not taxes, cost and/or benefit analysis.

No, it's not view corridor encroachment.

Go back and re-read your 12 bullet points outlined. Scratch your head. Visualize it today. Visualize it tomorrow.

What could possibly be *more important* than any of the 12 items listed?

It's pedestrian safety!

> "The project would create a waterfront plaza and a park in the heart of our *pedestrian-oriented downtown.*"

Can you tell me how many vehicles travel through our pedestrian-oriented downtown Kirkland each business day? And on weekends? The number is staggering, especially when compared. Compared to what you ask. Compared to anywhere. Kirkland is the single busiest town in all of Washington! No other pedestrian-oriented downtown district in the State of Washington has more vehicle trips per day through it.

As downtown Kirkland currently exists (and is designed) it is not safe. Safe is not a qualitative term. It is not a subjective measurement. Those in the industry evaluate "safe" in one universal way. We count the bodies. Have you? Your project has the likelihood of increasing the body count.

Have you been provided with the true statistics about pedestrian "unsafety" in downtown Kirkland?

How many pedestrians have been killed in Kirkland?

How many pedestrians have been injured in Kirkland?

Be sure to include in your definition of "pedestrians" cyclists, strollers, skateboarders, roller-bladers, skateboarders and scooters. Be sure to widen your view of downtown to include Market Street, Central Way and other streets that require crossing by people on foot to get to downtown.

Do not be so naïve to ask Kirkland City Hall for these statistics. The answers are not something Kirkland wants revealed.

A simple test to determine whether your self described "pedestrian-oriented downtown" is safe is to ask parents: "At what age would you permit your child to walk from home into downtown Kirkland and back?"

These two answers, the frequency of injury and death, and whether children can navigate downtown Kirkland with safety, should not surprise you.

Let me give you one clear and easy example. Take one of the main entrances of your re-development zone. There will only be a few main entrance points. One of them will be the intersection of Central Way, Market Street and Lake Ave West.

Figuratively, meet me there. Or say meet me there several times throughout the week. In fact, let's sit atop the condos on the northeast corner and watch the traffic throughout the day, evening and night. Without a doubt you will be horrified, first by the volume, then by the speed and lastly by the inattention of most drivers AND pedestrians. It is a crazy intersection and highly unsafe. Experts say that crossing the street is one of ***the*** most difficult things for a child to do. It requires attention, concentration, looking in multiple directions, judging speed, judging distance, judging intentions, anticipating what drivers are likely to do, appreciating that some cars may not see a pedestrian and may not slow or stop. It requires taking into consideration cars turning right from Lake Ave West into Marina Park, southbound cars on Market proceeding straight through the intersection into Marina Park. Often times those cars are going faster than the car ahead of them intending to turn left onto Central. They actually enter the intersection at the same time as the car in front of them. It means watching the car heading west

on Central and stopped at the limit line waiting to turn left into Marina Park. One also needs to watch both vehicles exiting Marina Park, one stopped waiting to proceed straight and go up the hill, northbound on Market and the other waiting to turn right onto Central Way. It means doing all of this multiple times, before stepping off the curb and while attempting to make it to the opposite side.

It scares me, and I'm healthy, athletic and nimble. I bet you wouldn't let your child or grandparent attempt it. Maybe once, but not daily. The risks are too evident and too high.

Next, let's move east, down Central Way, to the intersection at First Avenue. Would you let your child cross this part of the street, in the marked crosswalk, with orange flags sometimes available on the embarking side of the street? At rush hour? On a summer evening when the sun is setting due west, shining so brightly into drivers' eyes that sunglasses and the visor don't help?

Ok, now move down the street further east to the crosswalk at the O and Company shop and US Bank. Here there are no pedestrian flags and not "disco lights" in the pavement.

Other examples might include crossing Market Street at twilight or dark where crosswalks are not lit by street lights.

Downtown's lack of pedestrian safety is not your fault. Fixing it should not your mission. But you should not ignore it. We have a freeway of cars that commute through our little village each business day. Until we re-route this traffic, Kirkland cannot reasonably be considered "safe" to pedestrians. Sure the City has taken steps, but it has not reduced the number of vehicles. But you are fooling yourself to say that our downtown is pedestrian oriented. I suggest you visit Europe. Many villages, towns and areas of major cities are truly pedestrian oriented. Cars are excluded or limited.

Your plan (if I may call it that) adds vehicle trips. It will attract more cars, coming and going. It will bring more pedestrians, more Moms with strollers, roller-bladders, seniors, kids, shoppers, tourists and locals. Great, but the price will be increased injuries and more deaths. You cannot do both, add cars and add foot traffic without increasing injuries. If you believe I am wrong, then you either are not independent or you have no background, education or experience in traffic mitigation.

By now you think I'm exaggerating. I am not. I have lived in downtown Kirkland for more than 20 years. I have witnessed, read in newspapers and been informed of the multiple tragedies involving car vs. foot traffic. Take a poll yourself. Ask merchants or those who work downtown. Ask a beat cop, either motorcyclist or bicyclist.

I do have a solution though! I can fix downtown Kirkland's traffic problems.

Yes!! And I will not need further studies, major road improvements, to increase taxes or build a ferry terminal or third bridge across Lake Washington.

All one needs to do is place 2 bollards in the crosswalk at the corner of Central Way and Lake Street. Place them in the crosswalk that runs east-west from Triple J's to the City parking lot.

Try it for a month. It will not reduce the number of vehicles on the road, but it will re-route traffic. As a result, fewer vehicles would travel southbound on Market Street in the morning commute and fewer vehicles would travel northbound on Lake Washington Blvd in the afternoon. Drivers will find new routes.

Immediately two things would be accomplished: (1) Fewer cars per day would travel through Kirkland's downtown core; and (2) Pedestrians would be safer. The cars that remained would not be commuters. They would be shoppers looking for parking. They would likely be paying more attention to where they were going and who might be around them, than commuters mindlessly going to work and returning home, drinking lattes and applying makeup.

So please go back to your team and ask them to make pedestrian safety at least "one" of your Guiding Principles.

Respectfully,

John M. Graham

Thank you!

JOHN M. GRAHAM

Jeremy McMahan

From: Ender Karaca [ekaraca@mcgowanbroz.com]
Sent: Thursday, March 11, 2004 11:41 AM
To: Jeremy McMahan
Subject: Lakeshore Plaza project

Hi Jeremy,

I was on of the many attendees Tuesday night at the Public Meeting for the Lakeshore Plaza.
I personally like the idea very much and was aware of the Downtown Strategic Plan for sometime.
I also live up at Houghton area for sometime and Moss Bay Park has been my favorite park for over 24 years.

I have very fond memories of spending many afternoons with my children there. That's where they all learned to skip rocks without hitting the ducks on the water.
My gut feeling is that people are very receptive for this project, even though some nearby local shop owners showed
concerns of loosing their view, their client access and their business being disrupted during the construction phase of the project.

Getting rid off the open parking and adding that space to an open plaza that flows in to the beach is a splendid idea.
I also think that the beach needs to remain pretty much as it is, "for the families and the children".

I also expressed my thoughts to Kent Scott, that the "under the lid parking" needs to be a friendly well lit place with some shops as well.
The upstairs Plaza needs to have some smaller shops or vendor booths "affordable" for the artist and craftsman, that will be occupied "year around".

The City of Kirkland Parks Department needs to plan year around, week end cultural activities to draw people to come there and enjoy
The life style that Kirkland has to offer.

I know as the Planning Supervisor, you have lots of challenges ahead of you, but keep in mind that at the end Kirkland will gain much more popular
"Public Park"

BTW- We, as a group at McGowan Broz Engineers wish you lots of success with this project, and I personally extend our M/E services and our
Indoor and outdoor Lighting expertise for this project.

Best Regards,

Ender K. Karaca, LC
Sr. Electrical Designer
p: 425.564.8400 x 114
f: 425.564.8517

McGowan Broz Engineers
15405 SE 37th Street, Suite 201
Bellevue, WA 98006
www.mcgowanbroz.com

March 10, 2003

RECEIVED
MAR 12 2004
AM PM
PLANNING DEPARTMENT
BY

Mr. Jeremy McMahan
City Planning Supervisor
Kirkland City Hall
123 Fifth Ave.
Kirkland, WA 98033

Re: Lakeshore Plaza Study

Dear Jeremy,

During a time when the City of Kirkland is stretched financially, and at a time when services are being reduced to the public and tax increases are being considered for the future, I find it disappointing that the City is willing to spend $50,000 in city funds to study a project that will never get built. As you are quoted in the paper, this project is not new, and with no identifiable funding source, it is likely to never get built. The City of Kirkland has an excellent record for studying design, projects, proposals, but a terrible record in actually bringing projects to fruition. Examples include the twice mastered planned Waverly site, the Marina Park restroom that took three different design efforts, thousands of dollars and eight years to construct. If it took eight years to get a public restroom built, imagine what length of time it will take to get the proposed Lakeshore Plaza built. Throwing money at consultants in a public process that will never yield results is a poor use of public funding.

I am also disappointed that the City is paying for a project driven by merchants in the downtown area who's real interest is in expanding parking capacity. If business owners are interested in creating more parking, then let them pay for consultants, design and future project costs. The problem with the business vitality of the downtown area isn't a lack of parking, it's a lack of variety of shops and merchandise for people who live and work in the community. Downtown Kirkland has plenty of art galleries, restaurants and boutiques, but not enough hardware stores, bakeries, pharmacies and stores where people can actually purchase needed goods.

Feel free to forward my comments on to Mr. Ramsey and the City Council.

Sincerely,

Pat Harris
130 11th Ave.
Kirkland, WA 98033

Jeremy McMahan

From: karen boseker [kboseker@yahoo.com]
Sent: Sunday, March 21, 2004 2:55 PM
To: Jeremy McMahan
Subject: Please preserve the Lakeshore Plaza & Marina Park as is --

Hello Jeremy,

Your name was listed as the project point person for the proposed development of the area by the Marina Park.

As a Kirkland homeowner, and frequent user of the waterfront park and of the stores in downtown Kirkland, I'm writing to vote NO. Please leave the waterfront area alone.

Our waterfront it is lovely and unique for it's open, airy, relaxed, water-front feel. People walking down in the courtyard can see the water as they walk down the steps. They can park and enjoy the water if it's cold. They can see the awnings and discrete signs of the restaurants and shops as they stroll. I've brought people down and eaten at some of the restaurants and they are a pleasure because they are not blocked by buildings that compromise their almost panoramic views. You can't build up the parking lot area without ruining the views and ambiance of the stores that currently face the lot and the water. You can't build up that area without compromising the views and ambiance of the restaurants on the side streets that border the plaza. And you can't build up that area without cutting into the very reason people come by to stroll and eat and shop. It's open, it's relaxed, it's airy, and because of this, it's inviting.

I know there are those who want another Bellevue or another Seattle here. Those of us who bought here and chose to live here did so for a reason. It wasn't Bellevue. It wasn't Seattle. Please sincerely consider our views.

Thank you,

Karen Boseker
Resident, Juanita

Do you Yahoo!?
Yahoo! Finance Tax Center - File online. File on time.

RECEIVED
MAY 14 2004
AM PM
PLANNING DEPARTMENT
BY

547 11th Ave. W
Kirkland, Washington 98033
May 10th, 2004

City of Kirkland
Planning and Community Development
123 Fifth Ave.
Kirkland, Washington 98033

SUBJECT: KIRKLAND LAKESHORE PLAZA

Dear Mr. McMahan:

Over 100 people turned out at the "Kirkland's Lakeshore Plaza" meeting on March 9. Many of us expected to voice our opinion of the Plaza, although the meeting was not organized to allow for public opinion. The focus of the meeting was for public input on how to improve the design features of this Plaza. The questions asked were questions such as "How would you like the Plaza to feel? rather than "Is this a good idea?" Did we miss the meeting that asks our opinion of the Plaza itself? I do not want a Plaza over the existing parking lot. How can anything replace the existing trees that have become rooted over decades? The existing parking lot has a lot of old time charm that a new plaza will not. My concerns are: 1) how will the fairs be accommodated by the new plaza; 2) I am also very concerned about the existing park land. I am afraid that to maximize parking, the plaza will need to cut into the present park. 3) I am concerned about the unnecessary money spent on this project, 4) what will happen to the first floor shop owner?

Is the City and the Downtown Association trying to solve a parking problem? The city could have invested $50,000, on an analysis of parking solutions rather than $50,000 on a design for a Plaza that may not happen because of public opposition. Has the city thoroughly explored all other options for parking in the core downtown area?

Sincerely,

Susan Amorosi

Susan C. Amorosi

We support this:
Chris & Dorothy Lautman 1290 6th St W.
On Lake

We concur with the views expressed by Sue Amorosi. Jerry & Elaine Adler 532 11th Ave. 4-10-04

8.2 PW #2 Supporting Materials

Lakeshore Plaza Study Area

Review design options for downtown Kirkland's *Lakeshore Plaza @ Marina Park*

Monday, May 17th Lakeshore Plaza @ Marina Park Workshop:

7:00-9:30 p.m.
Kirkland Performance Center
350 Kirkland Avenue
Kirkland, WA 98033

This is the second of three sessions of a community-wide process to create a vision for Lakeshore Plaza. For more information, go to www.ci.kirkland.wa.us/depart/planning/downtownplan.htm

Sponsored by the City of Kirkland and the Downtown Action Team

Lakeshore Plaza @ Marina Park

The Project

The City of Kirkland and the Downtown Action Team (DAT) are studying the feasibility of developing the *Lakeshore Plaza @ Marina Park* project. The project would create a waterfront plaza and park in the heart of our pedestrian-oriented downtown.

The Process

- The first in a series of three community workshops was held on March 9th, 2004. Well over 100 residents, merchants, and property owners attended to share their vision and values for Kirkland's downtown waterfront.
- The second workshop **(7:00 p.m., May 17 at the Kirkland Performance Center),** will present two design alternatives for review and discussion. The alternatives will represent a variety of community choices about how the project could address the community's waterfront vision.
- A third and final workshop will be held in the summer to review a preferred design and funding concept. The DAT will then present the preferred concept to the City Council for consideration and further direction.

Community Workshop #1 – Summary

Overall, attendees were very enthusiastic about the project. When asked to share their vision for the waterfront in *fifteen years*, a theme emerged of a vibrant, pedestrian-oriented destination that embraces its waterfront setting. Participants also felt that the area should be a destination for the community to come together informally and enjoy the waterfront setting.

When asked what was most *important to preserve*, attendees emphasized the importance of maintaining the sense of openness and views to the water. Also important was preserving the area for outdoor gatherings, both large community events and smaller events like weddings. Access to the water and preservation of natural character was also important.

When asked what *new activities* should be accommodated, attendees agreed that the space should be active year-round, with activity generated from community events, cafes, and waterfront activities. Participants wanted the activities to be seamlessly integrated, including activities at the park, the plaza, and the surrounding retail buildings.

Participants were also asked about the desired *look and feel* for the area. The pedestrian character of the area was important, with graceful transitions from retail, to plaza, to green space to the water and no intrusions by cars. The natural aesthetic of the park, the use of natural materials, and camouflaging the parking was important to many. Attendees wanted the project to look like it had always been there, rather than feel like an intrusion into the setting. The right balance of formal and informal space, combined with structured and unstructured activities was emphasized.

Attendees also had opportunities to post concerns, ideas, and examples of places they like. The primary concerns included the potential cost of the project and the impacts to existing businesses. Attendees had a number of thoughts about parking, ranging from concerns about the visibility of parking from the park, to those who though this was not the right place for any parking, and those who were concerned about the loss of any parking in this part of downtown.

The design team is eager to present specific design alternatives on May 17th and listen to the community discuss how the concepts meet the community visions, values, and concerns.

Questions?

If you would like to learn more about this project, please contact Jeremy McMahan at 425.828.1141 or jmcmahan@ci.kirkland.wa.us or visit the Planning Department page of the City's web site (www.ci.kirkland.wa.us/depart/planning/downtownplan.htm). Also, feel free to discuss the proposal with any members of the Downtown Action Team.

PUBLIC WORKSHOP # 2
DISCUSSION GROUP SUMMARIES

1) In general, what were your reactions to the two alternatives? Where were the sharpest points of differences between the two? Which one did you tend to like the most? Why?

   Summary: General preference for Option 2 as a lively, active people place. However, the concept should be softened by introducing some of the less "polished" and more informal qualities of Option 1.

2) Are there combinations of features or elements from the 2 options that create a preferred alternative?

   Summary: Consensus on a preference for a softened Option 2

3) Both options show a new pavilion that can better handle events and is near the center of the new plaza. Options for the existing pavilion include removal and relocation. How do you feel about this?

   Summary: Majority indifferent on pavilion removal, very few though it was sacred. The functions and values could be replaced and be more integrated with other activities.

4) Option 1 has more "soft scape" – green areas that are less formal looking, and an amphitheatre that is made of soft green tiers rather than the more structured steps of the Option 2. Do you tend to prefer the softer landscape and amphitheatre, or the more structured landscape and amphitheatre?

   Summary: Blend the two designs, but general preference for a softer, less formal amphitheater.

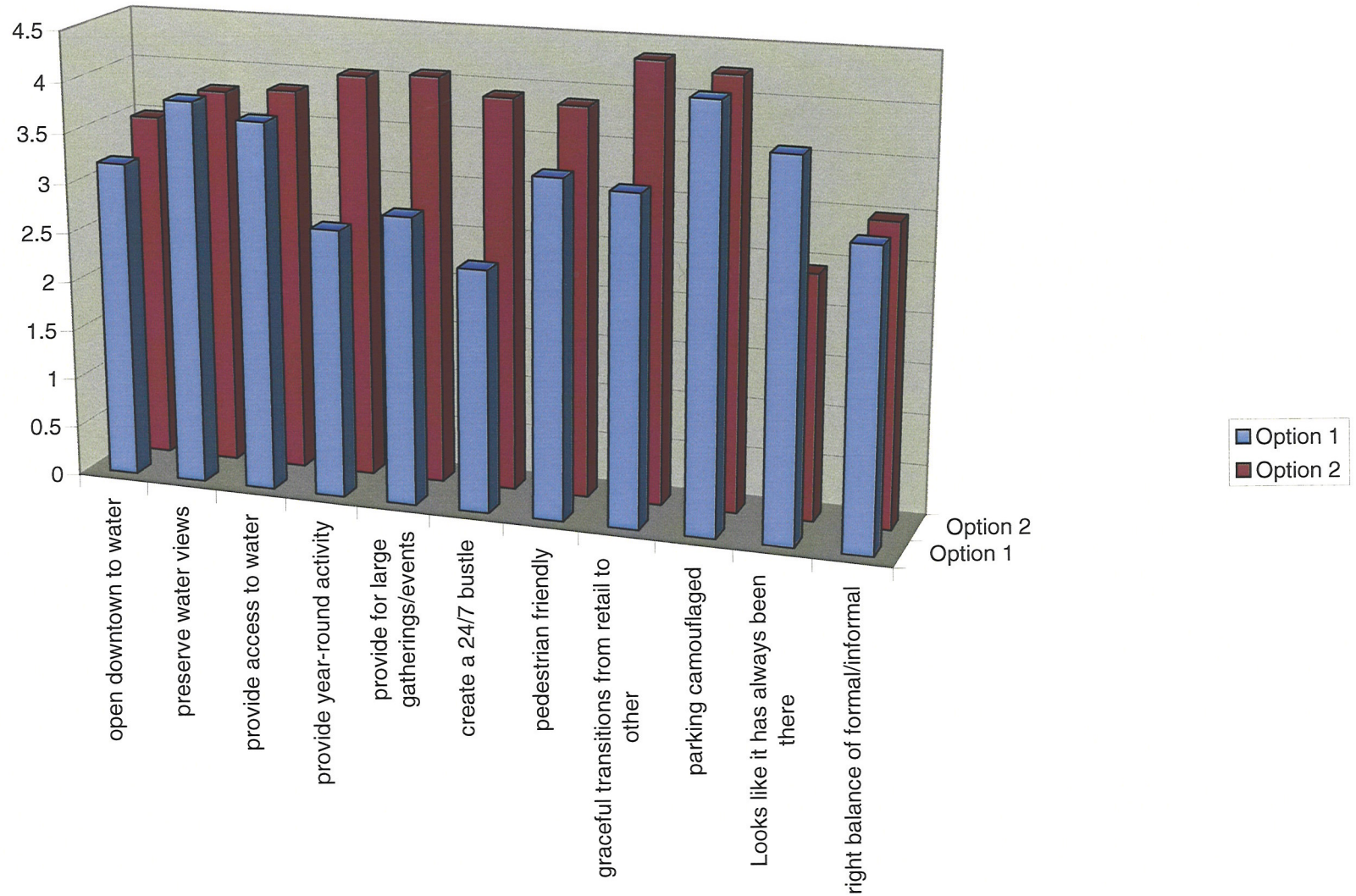
5) As you review the gateways and connections in the two alternatives, what are your reactions? Does one do a better job of promoting circulation than the other? Is there more that could be done to connect the plaza to downtown and the surrounding community?

   Summary: The project needs multiple access point, both formal (including the 3 shown) and informal (through retail spaces…). General preference for a grander gesture, including consideration of a gateway at Park Lane, to fully integrate with the downtown.

6) Initial financial analysis indicates that project revenue could significantly offset project costs. The main revenue variables are user fees for parking and revenue from retail and restaurant pads.
   For example, Option 2 has more revenue producing elements. Would you direct the designers to pursue a model that might not require any public funding (e.g. – property tax) or a model that requires limited public funding and depends less on project revenue?

   Summary: There was not opposition to having the project generate significant revenue, provided the proper balance was met. Project needs to strike the right balance. Project should be perceived as public rather than as a private retail area. City should maintain control over the design and uses to ensure the public gets what it bargained for. Some said they would be willing to support public funding as well, but no clear preference emerged.

Evaluating priorities



LAKESHORE PLAZA WORKSHOP - May 17th
Step 2: Discussing your ideas with the group.

1) Reactions? Differences? Preferences? Why? (4/5)

SUMMARY: Try to find middle ground between the two options that is weighted slightly more "green" than "polished" and slightly more informal than formal. Mild disapproval of incorporating a water feature. Concensus that plaza should be active and offer a variety of uses.

Comments:

Option 1 - natural - greenery - ped friendly - enough art - more natural - less formal - art is integrated
Retail of 2 plus informal of 1
1 - closer fit to Kirkland - need less impervious
Why water element? redundant
Transition from beach to plaza
Option 2 was liked also - future of Kirkland 10-15yr future - reflects better the "heart" of the city
Having this much traffic, green would get beat down
Option 2 - more the "front door"
Get maximum amt of parking NOW - not skimp
2 - Likes lively environment, retail, parking
2 - Looks like East coast development "memorial"
2 - Sees "active" as a people place. Protection for people.
1 - Prefers park like setting, less structured, more flexible. Would like moving water 2 to be incorporated
2 - Offers more options for different uses: small group gatherings/clusters
2 - Likes add'l retail put food close to beach/on lid
Don't like pond in 1, do like fire pit, artistic pavilion
2 - Like larger plaza for gathering. Good for city festivals
1st one is preferred
2nd one seemed like Harbor Steps - cold and unfriendly - Didn't like linear cut & dry design
The plans are busier than expected
Agree with that - would like something more quaint
Agree with that - maybe we should just eliminate parking and have just open space
Agree. People do not like underground parking
Yes there is lots of parking
Agree, let's do nothing just redevelop existing
Option 2 has too much pavement stone. It is too hot, too much held heat
This is a hell of expensive project for what you get
When cars are gone we can use parking garage for skateboard park
Vienna
Like informal amphitheater better - 4 agree
One way traffic
Option to be divided as not formal urban plaza versus urban park
More retail
Grant higher height of bldgs in certain spots
Need a 3rd plan softening up of option #2

LAKESHORE PLAZA WORKSHOP - May 17th
Step 2: Discussing your ideas with the group.

2) Feature combinations? (2/5)

SUMMARY: Consensus on preference of a softened option 2.

Comments:

Some #1 "softscape" w/retail of 2
Keep #1, & keep pavilion
Keep #2 w/less retail like 1
Future/formal futuristic of #2 can be softened and still formal
Does not require symmetry
People need a lid too
Moving water (pond redundant to lake)
Like 2 but "softened" with more organic lines, surfaces (tone down the polished finishes)
Understand the various attributes of having retail in the plan

3) Pavilion removal and relocation? (4/5)

SUMMARY: Majority indifferent on pavilion removal.

Comments:

Larger new pavilion - to view concert?
Good PR to keep something already there
Pull pavilion - opens views
If it doesn't fit scheme of new plan, it could be removed
Incorporate new big pavilion over seating of the amphitheater
NOT punching through park would drive pedestrians past existing retail
Is it sacred? NO - unanimous
No big deal
Present pavilion can be replaced/but have some attachment

4) Prefer softscape? (5/5)

SUMMARY: Blend the two designs.

Comments:

Blend - more retail but not as polished
Landscaping would soften any "formal" or "urban", curved & organic blend w/contemporary
Beach & trees soften the formal
Cover over stage?
Provide shade @ amphitheater seating
Look at summer sunset angle - don't want to be looking right into the sun at concerts
2 - hardscape. Glare/hot surface
1 - soft. Consensus of preference esp w/ trees surrounding it
Like the multipurpose function of 2 and integration of activity into the park as a whole. 1 seems too set apart
Pavilion/plaza/amphitheatre good combo - allows for inclement weather options
IDEA: How about planting aromatic ground cover (lemon thyme, etc) between flamed granite pavers???
Prefer softer amphitheater - general agreement
A blend
#1 is soft
#2 is structured

LAKESHORE PLAZA WORKSHOP - May 17th
Step 2: Discussing your ideas with the group.

5) Gateways & connections? (5/5)

SUMMARY: Lots of concern about Park Lane access.

Comments:

Park Lane? appropriate ped access
Currently only 3 ways in
Flexibility of movement is easier in 2
Park Lane access seems logical - a nice way to connect all downtown
Kirkland has turned its back for 100 yrs
Outdoor corridor makes more of a statement than covered "through"
Cars - not down in front. Pedestrian.
Park Lane connection critical to connect Kirkland
    Want grander gesture than shown
    View corridor w/ DT Seattle at end
    This is first priority.
1st Street would be nice, but not nearly as critical
Add gateway to south along waterfront (extending pedestrian public access walkway)
Park Lane would be nice but if it costs money why bother
Park Lane - 5 people
Would like to have a pass-through onto Lake St (alter/remove building?)
Each shop owner creates gateways to the plaza
Attractive art in gateway to bring people in the plaza
More retail is good

6) Public funding? (5/5)

SUMMARY: Variety of responses, not many addressing question. Some are willing to pay but didn't state preference as to how.

Comments:

Opportunity for shared cost 1 - bond
Food carts: inexpensive/quick/good food
Artist studio/production spots:
Have it be part of practical life not just a place to dress up and go out for dinner
Maybe we shouldn't bring more people in
Not opposed to paying for it but wants it simpler; less dramatic. Just remove some parking,
    rearrange and improve retail frontage
Sell licenses for street vendors for revenue
Like current set up where you can drive through & see the water
5 people out of 8 would be willing to help pay for option 1
1 person out of 8 would pay for option 2
Parking at undergrd pkg level could be ok
$10-13 mil - is that realistic?
It will remove free overnight parking @ marina lot (bad)
Yes more retail
Will support it based on balance

Jeremy McMahan

From: Betty Hager [hbettym@ureach.com]
Sent: Sunday, May 23, 2004 11:30 AM
To: Jeremy McMahan
Subject: Pavilion

Well this is just about the most stupid thing I have ever heard of. No wonder our taxes are so high. We keep doing over things that do not need to be done over.

The Pavilion is in the perfect place. Easy to get to for performers that need to bring in big musical containers or what ever they need to perform with. The hill side is a perfect place for people to sit. It is at the end of the park so other things can go on for people that do not want to here what is really going on at the pavilion. Why do we have to put it in the middle of what ever. That park is one of the most beautiful places in Kirkland, and now you want to change it. I will go to the park and just sit and look around watch people. If this is changed, I can assure you I will never go to down town Kirkland again and neither will a lot of other people that go with me. You are really spoilling Kirkland in a VERY BIG WAY.

In my opinion Kirkland has gone to the rich and rich only. It is not the little home town we use to have. It is for the young who want to eat,drink and raise hell. You have to be very rich to buy at the art shops. I have lived in Kirkland since 1941 and loved it. Now I never go to Kirkland to do anything except the Market. There is no place to really do any shopping, eating is to expensive, art is not my thing or anyone that comes to see me wants to see. Why cant we have a very nice city for people to shop, eat,sit by the water and just enjoy. That is not what we have now and you keep wondering why we dont have more money in our little town. Well stop and look around.

Betty Hager

Get your own "800" number
Voicemail, fax, email, and a lot more http://www.ureach.com/reg/tag

Jeremy McMahan

From: IZZYDOCMAN@aol.com
Sent: Tuesday, June 15, 2004 4:35 PM
To: Jeremy McMahan
Subject: Re: Lakeshore Plaza

Jeremy

I just returned from being away for 6 months and am trying to get up to speed on this project. I have two concerns

1. This area already his serious parking problems that effect both the homeowners in the area and the retail stores.
   a. The home owners always have serious parking problems if we have guests since public parking is virtually non existent.
   b. Shop owners suffer because potential customers cannot just park and easily shop thus marginalizing the potential to attract customers. If customers do find parking they are ticketed if they park for more than two hours. This means customers cannot shop and go to a restaurant, or go to a hair salon and then shop or go to a restaurant. It is obvious to anyone who lives here that there is a revolving door of shop owners. Part of the reason they cannot make it is the lack of parking driving customers to other more convenient shopping areas.
The new Plaza will increase traffic and the need for parking. Any project must have a significant net increase in available parking over and above the needs of any new retail space made available.
It appears the city of Kirkland has no plan to solve the significant traffic and parking problems along Lakeshore drive and Central way. It the city does, it has not had any public input into this serious problem. There are ways to solve this problem but the city does not appear willing or able to tackle the problem.
2. The second concern is personal. The Tiara de Lago Condominium on the corner of Central and Market have spectacular views of the harbor and Lake over and through Marina Park.
Any construction in this public park for other than Park Use (ie retail space, multi level parking garage) will seriously impact our view for which we paid premium prices and pay significant property taxes.

I would like to see personally any proposed drawing and plans now available. Those available at the Web site are difficult to interpret.
I am available most any time to review if at all possible.

Thanks

Dr Israel

Jeremy McMahan

From: Ender Karaca [ekaraca@mcgowanbroz.com]
Sent: Tuesday, June 29, 2004 2:40 PM
To: Jeremy McMahan
Cc: kscott@gglo.com
Subject: RE: Lakeshore Plaza - July 12th Open House

Jeremy,

Thanks for meeting reminder for the Lakeshore Plaza.
I was also curious to know as how would the City Planning Department and your Landscape Department think of having some "palm trees" included at the proposed Plaza.
I know the midget type palm trees are really getting popular in this area.
Would it be very cost prohibitive? I imagine they are more expensive then the regional trees.
But I think they would look very well suited (even for Northwest) and they would add a year around exotic look to the Plaza. In my humble opinion people associate this park with, summer and palm trees are constant reminder of the summer. It would be like having a Mediterranean Plaza with a promenade and outdoor seating at the "front porch" of Kirkland.

Let me know what you think and what you find out about cost and maintaining issues.

Thanks,

Ender Karaca

-----Original Message-----
From: Jeremy McMahan [mailto:JMcMahan@ci.kirkland.wa.us]
Sent: Tuesday, June 29, 2004 11:32 AM
To: Interested Parties - Lakeshore Plaza; bettys@seanet.com; Curt Gelotte; Ender Karaca; gtomnrsl@aol.com; Wanda & Ralph Myers; Bonnie Lindberg; Boris Srdar; Bozurka Peocic-Morrison; Brock Gilman; Carol Reich; Catie Thompson; Chris Lautman; Coller Cullen; Cory Sandahl; David & Patti Tucker; David Thompson; Debra Horowski; Donna Porter; Ellen McMahon; H & H Simmons; Heidi Schor; Janette Bentler; Jean Brendecka; Jerry Adler; Jim Lauinger; Joe Castleberry; John Spangenberg; Joie Goodwin; Joseph Renn; Judi Radloff; Karen Boseker; Karen Lightfeldt; Karen Tennyson; Kathy Feek; Kelly Simonson; Ken Coke; Kevin Leathers; Kirby Bartholomew; Larry Martin; Lawrance Israel; Lee Beard; Linda Hewitson; Marcia Buxton; Marie & Martin Gosciniak; Mark Nelson; Mary Rumpf; Matt Aho; Mike Delaurenti; Mike Martino; Norm Storme; Ray Lindstrom; Rebecca Rodgers; Rob Bensussen; Robert Larson; Sinclair Jones; Siobhan Ferguson; Steve Kohn; Steve Rothberg; Stew Konzen; Sue Amorosi; Susanne & Tim Park; Teddy Overleese; Tere Gidlof; Thad Pound; Todd Oberg; Troy Howe
Subject: Lakeshore Plaza - July 12th Open House

Review a preferred design concept for downtown Kirkland's *Lakeshore Plaza @ Marina Park*

Monday, July 12th

5:30 p.m. - 8:00 p.m.

Jeremy McMahan

From: Barbara Pilcher [BPilcher@PROClub.com]
Sent: Friday, July 02, 2004 8:37 PM
To: Jeremy McMahan
Subject: Lakeshore Plaza

Jeremy,

In looking at the plans for Marina Park and Lakeshore Plaza, I'm disappointed to see no opening up of the project to Lake Street. What ever happened to that concept?

Especially with the development of the Central and Lake St. parking lot, which will be a large structure that eliminates much of the open feeling of the pedestrian areas of central downtown Kirkland, sort of "burying" the north end of Lake Street, we will need to reduce the induced claustrophobia. Thus I believe that taking out one of the businesses opposite Park Lane and allowing better vistas from Lake Street remains a laudable goal.

Can that be revisited, or are we stuck with these two inadequate "preferred" plans, both of which look like nothing more than "lidding" the Marina Park parking lot?

Chuck Pilcher
Lakeview Neighborhood

Jeremy McMahan

From: susan amorosi [sueamorosi@msn.com]
Sent: Thursday, July 01, 2004 10:57 PM
To: Jeremy McMahan
Subject: Re: Lakeshore Plaza - July 12th Open House

Dear Mr. Jeremy McMahan,

I am opposed to all design concepts. I feel the meetings have only allowed for discussion of the notion of having a Plaza Parking Garage over the Parking Lot. I think The Plaza is a very costly way to solve a parking problem in downtown Kirkland. I also feel that it will destroy an aesthetic space that presently exists at the Marina. The Plaza will eliminate a good portion of attractive commercial real estate in the downtown core. This is not for the betterment of Kirkland. The DAT seems to think that most of Kirkland wants this. I don't think this is a popular idea. I hope that you received my last letter. I will not be able to attend the next meeting. Sue Amorosi

----- Original Message -----
From: Jeremy McMahan
To: Interested Parties - Lakeshore Plaza ; bettys@seanet.com ; Curt Gelotte ; Ender Karaca ; gtomnrsl@aol.com ; Wanda & Ralph Myers ; Bonnie Lindberg ; Boris Srdar ; Bozurka Peocic-Morrison ; Brock Gilman ; Carol Reich ; Catie Thompson ; Chris Lautman ; Coller Cullen ; Cory Sandahl ; David & Patti Tucker ; David Thompson ; Debra Horowski ; Donna Porter ; Ellen McMahon ; H & H Simmons ; Heidi Schor ; Janette Bentler ; Jean Brendecka ; Jerry Adler ; Jim Lauinger ; Joe Castleberry ; John Spangenberg ; Joie Goodwin ; Joseph Renn ; Judi Radloff ; Karen Boseker ; Karen Lightfeldt ; Karen Tennyson ; Kathy Feek ; Kelly Simonson ; Ken Coke ; Kevin Leathers ; Kirby Bartholomew ; Larry Martin ; Lawrance Israel ; Lee Beard ; Linda Hewitson ; Marcia Buxton ; Marie & Martin Gosciniak ; Mark Nelson ; Mary Rumpf ; Matt Aho ; Mike Delaurenti ; Mike Martino ; Norm Storme ; Ray Lindstrom ; Rebecca Rodgers ; Rob Bensussen ; Robert Larson ; Sinclair Jones ; Siobhan Ferguson ; Steve Kohn ; Steve Rothberg ; Stew Konzen ; Sue Amorosi ; Susanne & Tim Park ; Teddy Overleese ; Tere Gidlof ; Thad Pound ; Todd Oberg ; Troy Howe
Sent: Tuesday, June 29, 2004 11:31 AM
Subject: Lakeshore Plaza - July 12th Open House

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Monday, July 12th

5:30 p.m. - 8:00 p.m.

Stop in anytime between 5:30 and 8:00 to review materials at your own pace

***MV Kirkland* tour boat (courtesy of Argosy Cruises)**
Kirkland Tour Dock at Marina Park - located at the end of Kirkland Avenue
Free parking at the Municipal Garage below the Kirkland Library

For more information, go to www.ci.kirkland.wa.us/depart/planning/downtownplan.htm

Jeremy McMahan

From: Michael Griff [magriff@worldnet.att.net]
Sent: Tuesday, July 06, 2004 3:11 PM
To: Jeremy McMahan
Cc: 'George Lawson'; 'Katherine L. Wright'
Subject: RE: Marina park parking

Hi Jeremy,

That is great news since parking is one of the major problems for people visiting and shopping in downtown Kirkland. If the city wants to bring more people into the area they really need to improve upon the parking situation (lack of). The more the better!

Thanks for your response.

Michael

-----Original Message-----
From: Jeremy McMahan [mailto:JMcMahan@ci.kirkland.wa.us]
Sent: Tuesday, July 06, 2004 3:00 PM
To: Michael Griff
Cc: George Lawson; Katherine L. Wright
Subject: RE: Marina park parking

Hi Michael – Thanks for the note. I believe that there are 107 parking stalls in the current surface lot. The garage under the plaza could provide anywhere from 200-300 stalls. The 200 stalls are achieved just by the more efficient use of space that could be achieved with a parking garage. The upward range is a question of demand and cost and represents going down (below existing grade) for another partial level. Do let me know if you have any other questions or comments.

Jeremy McMahan
Planning Supervisor
City of Kirkland
jmcmahan@ci.kirkland.wa.us
425.828.1141

-----Original Message-----
From: Michael Griff [mailto:magriff@worldnet.att.net]
Sent: Tuesday, July 06, 2004 1:40 PM
To: Jeremy McMahan
Subject: Marina park parking

Hi Jeremy,

I just was the flyer for the proposed plan Marina Park and it looks great. Can you let me know how much parking will be provided beneath the plaza and what the number of parking spaces at the existing lot.

Thanks!
Michael

Jeremy McMahan

From: susan amorosi [sueamorosi@msn.com]
Sent: Friday, July 09, 2004 11:10 PM
To: Jeremy McMahan
Subject: Re: Lakeshore Plaza - July 12th Open House

Dear Mr. McMahan: Thank you for your response to my email. I appreciate your complete explanation of the project. I do appreciate the fact that the DAT or the Downtown Strategic Plan has brought to light the importance of this lakeshore area and parking space and the value that it has to Kirkland. I think there should be improvements to this space. Although the improvement that I would like to see are much smaller in scale than that of the DAT. I would like to see the existing parking and sidewalk area improved in the following ways: 1) Widen and upgrade the existing sidewalks around the perimeter of the parking to allow for business use (The Grape Choice has taken advantage of this pleasant space although the existing sidewalks detract from the atmosphere.) 2) Second Story access through walkways and staircases at various points within the existing parking lot at the periphery. 3) I would eliminate the two rows of parking that face the central corridor that includes the flag pole,about 36 spaces, so that this could be a view corridor and connection between businesses and lakefront. 4) These spaces could be added by putting a lid on the small parking lot at the North end of the Marina Park. These spaces could be accessed from Market street.

As far as solutions to the overall parking problem in the Core Area, I would say that the ideal solution would be to work out a deal with Bank of America, at the corner of Kirkland Ave and Lake Street. Perhaps if their building needs upgrading it could be moved to the edge of Lake street and a Multi Level Parking Garage could be built behind The Bank of America building. It would be any less costly than Lakeshore Plaza Project I believe.

These are just a few suggestions. I've lived in Kirkland for 15 years. I believe the positive impact that Kirkland's beautiful environment has on people is tremendous and I would like to see it preserved.

Thanks again for your response. Sue Amorosi

> ----- Original Message -----
> **From:** Jeremy McMahan
> **To:** susan amorosi
> **Cc:** George Lawson ; Katherine L. Wright
> **Sent:** Friday, July 02, 2004 5:22 PM
> **Subject:** RE: Lakeshore Plaza - July 12th Open House
>
> Dear Ms. Amorosi – thank you for commenting on the project. We will be sure that all comments are brought to the attention of the DAT and included in the final report to Council this fall. You are correct that the study has only focused on various options of a plaza on top of a parking garage. That base design assumption was developed in the Downtown Strategic Plan with a conclusion that the project could not eliminate an important existing supply of parking at this end of the downtown. I would be interested in any thoughts you have on improving the lakeshore area (for example, some have suggested simply putting the plaza at grade and relocating the parking elsewhere) or if you feel that the area is ok in its current configuration.
>
> Regarding the impact to the existing lower level retail, the DAT is working hard to come up with a plan that could preserve all of the existing retail while creating storefront parking, good pedestrian access, and as much light and separation from the parking structure as possible. That is not to deny impacts to the retail, including loss of existing waterfront views, but to present some design options for discussion. Ultimately, the project would need the agreement of the adjoining property owners to move forward, so attractive and functional

options for existing retail are critical.

Again, thanks for your comments and please stay involved in the process. The DAT will continue to schedule meeting with neighborhoods and community organizations to help develop a recommendation for the project. Keep an eye on the website and future email for results of the July 12 open house.

Jeremy McMahan
Planning Supervisor
City of Kirkland
jmcmahan@ci.kirkland.wa.us
425.828.1141

-----Original Message-----
From: susan amorosi [mailto:sueamorosi@msn.com]
Sent: Thursday, July 01, 2004 10:57 PM
To: Jeremy McMahan
Subject: Re: Lakeshore Plaza - July 12th Open House

Dear Mr. Jeremy McMahan,

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