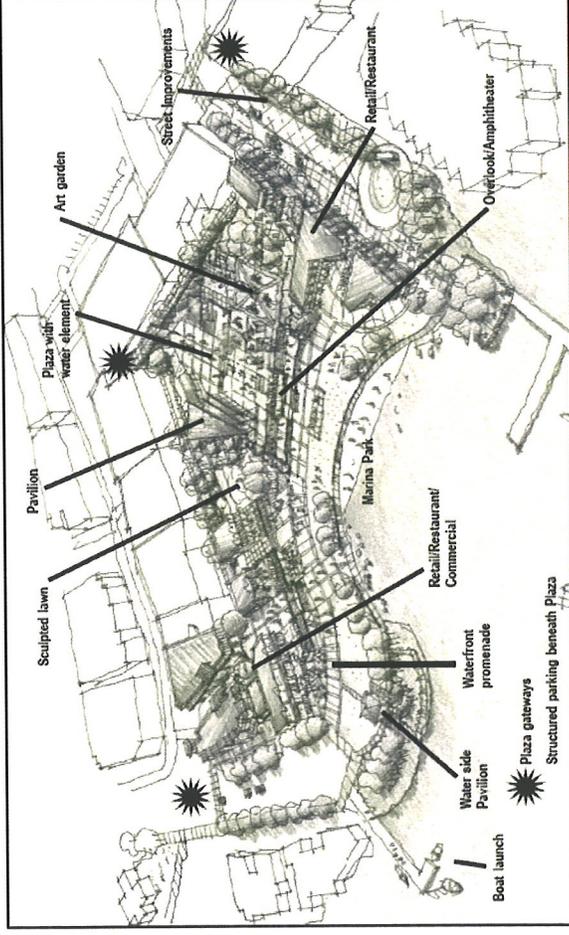


8.3 PW #3 Supporting Materials





Preliminary Design Options



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

Monday, July 12th

5:30 p.m. - 8:00 p.m. (stop in anytime and review materials at your own pace)

***MV Kirkland* tour boat (courtesy of Argozy Cruises)**

Kirkland Tour Dock at Marina Park - located at the end of Kirkland Avenue

Free parking at the Municipal Garage below the Kirkland Library

This is the third and final of three sessions in 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 third and final session will be a community open house on July 12, 2004. The community is invited to stop in anytime between 5:30-8:00 p.m. on the *MV Kirkland* tour boat at the Kirkland Tour Dock at Marina Park. The open house will illustrate a preferred design concept for the project, based on the community input to-date. Your comments will be included in the final recommendation.**
- The first community workshop was held in March, with well over 100 Kirkland residents, merchants, and property owners in attendance to share their vision and values for Kirkland's downtown waterfront.
- The second workshop was held on May 17th at the Kirkland Performance Center. Attendees reviewed two design alternatives representing a variety of community choices about how the project should address the community's waterfront vision.
- The DAT will present the preferred concept to the City Council for consideration and further direction in late summer or early fall.

Community Workshop #1 – Summary

Overall, attendees were very enthusiastic about the project. Their vision for the waterfront in *fifteen years* was a vibrant, pedestrian-oriented destination that embraces its waterfront setting. They felt that it was most *important to preserve* the sense of openness and views to the water, as well as areas for large and small large community events. Regarding *new activities*, attendees agree that the space should be active year-round, with activity generated from community events, cafes, and waterfront activities. Participants felt that the *look and feel* for the area should represent Kirkland's pedestrian character, with graceful transitions from the June 18, 2004

downtown to the water and no intrusions by cars. The primary concerns included the potential cost of the project and the impacts to existing businesses.

Community Workshop #2 – Summary

The design team presented two conceptual design alternatives based on direction from the first workshop. Option 1 represented the space as a more natural park-like area with less structured activity. Option 2 illustrated a more active and formal place with a greater emphasis on retail to activate the pedestrian experience. Attendees expressed a general preference for Option 2 as a lively, active people place, but encouraged a "softening" by introducing some of the less formal qualities of Option 1.

Both options illustrated removal of the existing pavilion and incorporation of its functions into new facilities. Although some members of the community have reacted negatively to this idea, the majority of participants were indifferent, provided that the functions and values are replaced and better integrated with other activities. The options also showed different approaches to providing an amphitheater for concerts, etc. Attendees preferred a softer, less formal amphitheater with grassy areas that are child friendly.

Participants suggested that the project needs multiple access points to integrate successfully with the downtown. A general preference was expressed for a grander gesture, including consideration of a gateway at Park Lane.

Attendees discussed preliminary findings indicating that revenue from new retail and from parking fees could significantly offset project costs. This revenue could mean that the project could be structured to require little public funding (e.g. – property tax). While there was not opposition to generating revenue, attendees wanted the project to be clearly perceived as public space and not as a private retail area.

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.

Lakeshore Plaza Working Group

Public Meeting #3 Comment Summary

Q1 - TWO FAVORITE QUALITIES/ELEMENTS

Many people mentioned liking that there will be additional parking, that the parking would be covered or underground, and that greenery and natural qualities/elements were incorporated in the design.

Most of these comments were directed toward "park" related topics rather than retail or commercial topics.

Q2 - IMPROVEMENTS

Some people were concerned about the high levels of activity/variety of activities being planned. A couple of people thought building an attraction like the amphitheater would have negative results, mainly due to their congestion/high volume concerns. There were several "Keep it simple" type comments.

Q3 - MISSING

Not much consensus here. A couple of mentions of preserving/incorporating some quiet space. A couple of people wondering about the Park Lane and/or downtown connection.

Q4 - COMMENTS

Some concern that there will be too much retail in what should be a "park" area. Keeping the "park" atmosphere is important to a few. A couple of people were concerned with how this project will be funded. Many people said Thanks and/or Good Job.

Total # of Comment Cards:	76
Thank You	9
Good Job comments	4
Great comments	3
No Change Needed/Wanted	2
Against add'l activities (Q3)	4
More grass/grass is important	7
Green is important to have/keep	11
Support underground parking	6
Oppose underground parking	1
Support amphitheater	8
Oppose amphitheater	1
"Natural" qualities are important	7
Against an urban/hard look	2
For an urban/modern/hard look	1
Cost/financing/funding concerns	11
Want a simpler/simple plan	4
Consider boaters' needs	6
Want parking covered	4
Want amphitheater covered	1

Lakeshore Plaza Working Group

Public Meeting #3

Comments Cards

2 FAVORITE QUALITIES	IMPROVEMENTS	MISSING	COMMENTS
<p>1: Grass & walkways under trees (formal pictures); Nice fountain</p>	<p>1: Keep beach (esp for children); Picnic areas</p>	<p>1: Good lighting; Easy access from cars</p>	<p>1: blank 2: Kirkland Ave: As a resident of Mariner condos I am concerned about parking pay booth jam up on Kirkland Ave causing delay to getting to my driveway (ramp) home</p>
<p>2: Natural setting - Oriental; Mix in planting - natural seating</p>	<p>2: blank</p>	<p>2: Lighting on dock upgrade; Privacy of Mariner Condo Private Beach</p>	<p>3: It is a move toward a more urban (e.g. Seattle Center) design. It begins to leave me cold. The 18 inch wall separating the beach ??? from sidewalk is not good (cold idea)</p>
<p>3: Bigger space; More access for all types of folks - seniors & handicap particularly</p>	<p>3: Music in the park will be limited to sitting on stairs, close together. Complete change of atmosphere - not good; Retail shops at back of garage are being forced out - not good</p>	<p>3: Access to a boat by car to unload and load looks restricted; More picnic tables, benches & grass</p>	<p>4: Too big of a production - too much change, too expensive. Don't like idea of commercial activity in public park. Concerned about: A) Cost, B) Loss of identity of Marina Park, C) Businesses that border parking lot, D) disruption of a long construction project</p>
<p>4: 1) Like the idea of a lid over parking lot to increase parking & "hide" parking; 2) Like the idea of opening downtown to lake</p>	<p>4: 1) Don't destroy pavilion - it is a Kirkland landmark; 2) Like to see a simpler design - less change, less development, less commercial activity. However we fund this project - I think Kirkland voters should get to vote on whether this project happens or not; (See Comments Cont'd)</p>	<p>4: Fewer "activities", less commercial activity. More opening of park downtown would make this more appealing.</p>	<p>5: 1. Easy access from parking garage to border st (Central Way); 2. Make long term parking spaces available to downtown office</p>
<p>5: Great addition to the town</p>	<p>5: blank</p>	<p>5: blank</p>	<p>6: 1. Like the art garden! Do it! Don't take forever to get it done</p>
<p>6: 1. Covered parking; 2. Expanded green space/public space</p>	<p>6: Decrease paving further. It's ok to walk on grass</p>	<p>6: Don't forget bikes. Put bike parking @ north & south entry points</p>	<p>6: I like the art garden! Do it! Don't take forever to get it done</p>

Lakeshore Plaza Working Group

Public Meeting #3

Comments Cards

2 FAVORITE QUALITIES	IMPROVEMENTS	MISSING	COMMENTS
7: Underground parking; amphitheater	7: blank	7: blank	7: Liking what we see!
8: blank	8: circulation and user experience very awkward at Market St ends - appears like a dead end	8: blank	8: blank
9: Open to walking by the lake; Pavilion for concerts	9: No-frankly I like it like it is & believe this is changing what to me is Kirkland	9: Not that I can think of	9: Make sure this is plenty of parking - & hopefully free parking!
10: 1. More room; 2. More modern	10: No	10: No	10: Good job! Thanks
11: Sufficient parking (it's needed)	11: In the retail portion, affordable restaurants for the many families with children	11: Great activities now	11: Looks good!
12: Green space	12: Less retail; Either #1 or alternative	12: A running path that drops down from the streets	12: Try to get restaurants w/ balconies out the back to open up to park
13: Green space & gathering places	13: blank	13: blank	13: Please cut back on retail space. No tee shirt vendors & hot dog stands.
14: 1) More wood/stone. Concept 1; 2) Year round use, Concept 2	14: Integrate the materials of Concept 1 & the design of Concept 2 to get a Formal/Informal blend	14: The access to the Park Lane corridor is missing. (See Figure 19 in "Kirkland Downtown Strategic Plan")	14: This MUST open to Lake St at Park Lane to "bring downtown to the lake & the lake to downtown," especially when the lake/central building destroys the open feel of central downtown.
15: blank	15: I understand the need to change but the construction, etc, will drive a lot of business away from Kirkland	15: blank	15: Most small businesses have to close when sales are lost because of lack of shoppers. There must be a better way
16: blank	16: move theatre to side	16: blank	16: Looks like too big a project & will increase traffic & noise

Lakeshore Plaza Working Group

Public Meeting #3

Comments Cards

2 FAVORITE QUALITIES	IMPROVEMENTS	MISSING	COMMENTS
17: Added parking	17: We need models to show elevations	17: blank	17: I do not want retail to take up what is now park space
18: blank	18: The large pavilion seems too bulky in its central placement	18: blank	18: Heavier traffic will discourage visitors - especially with the new parking fees
19: Concept #2 for the expanded retail options	19: Keeping the green area to a minimum for easy maintenance and looking good yeararound.	19: Marina to be enlarged & breakwater installed for larger boat - with overnights & shopping benefits for Kirkland D.T.	19: The concept is great and Kirkland will become a destination point for the Eastside & water vacationers to stop & shop
20: 1) The sloped approach from the lake to "downtown"; 2) The amphitheater and seamless connect to existing buildings	20: blank	20: NO! Any more specific activities and you may lose the concept altogether	20: blank
21: Still see green lawns in your drawings; More ease to get to lake front looks good	21: Spend money to put in several restrooms around town; check out La Conner cafes with outside seating summer time	21: blank	21: blank
22: 1) Taking parking underground, prefer "free" parking but understand need for funds; 2) The enlarged grassy area along beach	22: Yes! Please keep area above parking open & free. Therefore use could change as need - more open focus towards lake. More natural not a lot of fixed items	22: Enjoy the concerts!! Hope keep lots of open space for sitting in grass not concrete	22: Keep as natural as possible THANKS --
23: Increase access to Marina Park from Lake Street; Additional parking	23: blank	23: blank	23: I can understand the needs of commercial interests, it is important to keep the "park" atmosphere and not let the "Coney Island" or boardwalk interests prevail

Lakeshore Plaza Working Group

Public Meeting #3

Comments Cards

2 FAVORITE QUALITIES	IMPROVEMENTS	MISSING	COMMENTS
24: Mixed use aspects; Environmental design	24: Possibility of site irrigation utilizing recycled water (i.e. storm water, "grey" water)	24: Considerations for connection to bus lines & mass transit?	24: I see some parallels between where Kirkland is today and where my home town of Snoqualmie is in 20 years. Nice job planning!
25: Getting the parking covered! Don't like loss of trees - must be replaced! Providing active pedestrian space. Like fact that keeps scale & feel of Central Way & Lake Street	25: Not sure small retail pavilions on plaza are appropriate. Diagonal view from Plaza to Heritage Hall should be more direct - why no parking under that corner (Central/Market); Diagonal entry from Lake/Kirkland Way isn't consistent with Historic pattern (See Comments Cont'd)	25: The existing pavilion is more flexible than a bandstand - links to Heritage Hall; Think boat launch should be somewhere else!	25: It achieve the statement - Like it has always been there" & reflects historic qualities of Kirkland - Card too small!
26: 1. Dead end turnaround on Kirkland; 2. Single access point to parking garage	26: No cars allowed between Kirkland Ave & Market connection	26: Observation tower	26: blank
27: Performing arts; Natural landscaping	27: Please ensure that retail is affordable - I want the waterfront/downtown area to be a friendly destination for local families as well as wealthy visitors	27: 1) Connection to ALL of Kirkland. How about planning for walking trails that connect Rose Hill to downtown? North Kirkland to downtown?; 2) Reasonably private quiet places on the waterfront - do they exist?	27: This is a super effort. Thank you!
28: Pkg underground & covered with green; Facing the lake	28: blank	28: blank	28: Good presentation
29: Pedestrian friendly; Additional parking	29: At least one pavilion should work for weddings	29: Merry-go-round	29: blank

Lakeshore Plaza Working Group

Public Meeting #3

Comments Cards

2 FAVORITE QUALITIES	IMPROVEMENTS	MISSING	COMMENTS
30: Possibility of improved access; Better use of parking area (with cover)	30: blank	30: No-would like to keep it as a place to sit, relax and watch the boating activities most of time	30: There are enough activities available now. Adding to the beauty of the area & improved facilities would be enough. Perhaps more winter use
31: Possible opening of waterfront to more of downtown area; Possible energy that additional activity areas will generate	31: City should buy existing buildings at key connection points to assure open "gateways" to Central & Lake St	31: blank	31: Spend the money to do the project right by buying & redeveloping key properties along perimeter of project
32: Integration w/existing retail; Combined vision of viewpoints	32: Yes - designated "short term" parking for boaters to strap down boat prior to leaving area	32: no	32: no
33: 1 Open space tied to beach and Lake Street-nice integration; 2 Lidding the parking & creating a community plaza is key (Get ??? an eyesore)	33: Retail - maybe more - but something "open" besides restaurants (which are key) that will add life & vibrancy in the evening	33: Get an Alafrancais in here - a European Bakery Cafe. Get plaza - perfect retail & cafes.	33: We support this plan! (Portsmith Condo Residents (2)) Go for it!
34: Waterfront focus; Inviting area for people to gather & provide a real heart to Kirkland	34: blank	34: blank	34: I am in awe of the hard work that has gone into this project to get it to this point. Thank you for the dedicated people who have worked on this exciting vision for Kirkland.
35: 1 Terraced amphitheater with both natural & hard surface seating areas; 2 Multiple possible small meeting/event spaces	35: Direct connection to Park Lane	35: blank	35: I generally like this plan - what I understand of it

Lakeshore Plaza Working Group

Public Meeting #3

Comments Cards

2 FAVORITE QUALITIES	IMPROVEMENTS	MISSING	COMMENTS
36: 1 More parking; 2 Views & landscape addition	36: blank	36: blank	36: 1 Need to increase traffic capacity through or around downtown; 2 Need wider sidewalks in downtown
37: The preferred concept appears the way to go	37: no	37: no	37: no
38: blank	38: Leave it as is	38: blank	38: I would like it to look as much like it does right now. I don't want to make Kirkland more accessible. It is already too accessible & too crowded.
39: The amphitheater; Underground parking	39: blank	39: blank	39: It looks good. I hope it is approved, and I hope it does not take 10 yrs to build
40: Parking lot is hidden; Opening from Lake & Central	40: It's not clear how much seating there is, so be sure the "hard" areas have places to sit	40: Where will the art far be?	40: Reduce the bulk of the retail building by the tour boat turn around
41: Large amount of walking space, views; Maintains retail interests	41: Avoid any sort of vehicle access across the area (i.e. no seasonal access); Keep it family friendly, quiet	41: Explanation of financing (tax impact); Retail spaces s/b lease rather than sell land; consider way to control use & generate long-term income	41: Thanks, appreciate opportunity to learn more & ask questions
42: The balance of several possible uses; The additional parking	42: The current placement of the amphitheater stage should be positioned more to the left to address both the grassy area & the plaza. Also, as is the viewer will face the sun	42: I prefer more grass. It would be great if somehow the amph. stage had the capability to be adjusted up down & angle towards grass or plaza so viewers would have best situation without contending with the sun	42: blank

Lakeshore Plaza Working Group

Public Meeting #3

Comments Cards

2 FAVORITE QUALITIES	IMPROVEMENTS	MISSING	COMMENTS
43: blank	43: What about finding another site to build more parking. Perhaps giving "bonus" building area to developers of property nearby to provide a certain %age of city parking 44: If additional retail is needed/wanted concentrate the buildings more so there is more OPEN SPACE	43: Sensitivity to the traditional green park concept - there is too much "hard" surface area in this plan 44: No - I think there is possibly too much activity. It looks very busy. The new retail shops add to that impression.	43: I'm very concerned about the loss of all the large trees in the parking area. Replacing the green feel should be a very high priority 44: KEEP IT SIMPLE (the design); KEEP OPEN SPACE; DO NOT ASPIRE TOO MUCH IN RELATIVELY SMALL AREA 45: The amphitheater attracts large crowds and ??? band noise. Do not build the amphitheater.
44: Parking lot underground; The green	45: A marina jetty to make boat moorage easier	45: Attract the boating public with better protected moorage	46: A step in the right direction 47: I like the preferred ALTERNATIVE concept
45: Develop the site with walk ways; And underground parking	46: blank	46: blank	
46: Everything faces the lake; Large & small gathering areas	47: blank	47: blank	
47: blank	48: blank	48: blank	48: I am very concerned about the financial aspects of this project. It needs to pay for itself.
48: Connecting the rest of Kirkland to the Lake & vice versa, making us more of a pedestrian city; Place for people to gather	49: Parking parking. Go down another level-here and at Lake & Central. It's a one time opportunity	49: blank	49: More parking
49: Large open "park"; My views of and access to water			

Lakeshore Plaza Working Group

Public Meeting #3

Comments Cards

2 FAVORITE QUALITIES	IMPROVEMENTS	MISSING	COMMENTS
50: Primary concerns of any plan: 1) Preserve the small town feel of Kirkland with vegetation and sculptures; 2) Preserve the view and access to the beach and marina	50: How about a scale model ??? 51: 1 I would like to see a scale model 2 I would like the cost estimate 3 I would like a tax estimate 4 I would building height limit 5 Submit plans to public after city council approval	50: Will there be height restrictions?? 51: [same list as in Improvements] 1 Scale model 2 Cost estimates 3 Tax estimates 4 Building height limit 5 Submit plans to public after city council approves	50: Anxious to see cost & tax estimates 51: 1 More publicity on public meetings; 2 Those flashing signs on Lake Wash and Carillon Point, and also at 116th and 100th where road curves around Juanita Bay
51: 1 Access and views of beach and dock and the lake; 2 Green grass and trees and flowers	52: Passageway connecting Park Lane to the park with vista and piazza from Park Place to Marina Park; Commercial viability is key for all Kirkland; Need cafes along piazza and create consumer strolls through business district	52: This plan closes Kirkland to Marina Park. It does not vision high enough-it intrudes on Marina Park without benefiting the downtown. There is a great opportunity to trade land in the park for opening	52: Should find a way to restrict the type of businesses in the park->no fast food-no Hooters; Keep it classy. You owe it to a great place like Kirkland; The building at Park Lane late would be difficult
52: Removing roadway through the park; The idea showing a connection to Park Lane-although this is only a dotted line-will it happen? It's key to this project.	53: Keep it simple - don't plan every square inch - space is nice	53: blank	53: blank
53: I like the mix-new retail, restaurants, pedestrian space, etc	54: Keep the amphitheater small 55: 1)Must have aligned view corridor-best@ Park Lane; 2) Too isolated from downtown	54: 1)Fountain: small, natural falling water onto stones; 2)Shade trees: couldn't tell if present 55: Connection to existing downtown * Still turns back to lake	54: 1) Great presentation; 2) City reps well spoken 55: Let's not miss the opportunity make a real connection with downtown; Thanks for the hard work
54: Expanded park area; No car traffic in park			
55: 1) Green & lawns; 2) Steps & plaza			

Lakeshore Plaza Working Group

Public Meeting #3

Comments Cards

2 FAVORITE QUALITIES	IMPROVEMENTS	MISSING	COMMENTS
56: Removal of the road thru park; Pedestrian friendly	56: What happened to the opening to Park Lane as envisioned in the original plan?	56: A larger piazza that would encourage more pedestrian walking w/a better connection to the rest of downtown and Park Place	56: I would not be in favor of raising property tax to support this endeavor
57: Covering the parking which has some value also has disadvantage; The openness to the park is hindered	57: Too much business will destroy the ambience of park. Also if stores are closing, how do we know new ones will be successful?	57: Kirkland residents cannot afford more taxes!	57: Keep the original gazebo!!! It is now part of Kirkland history & a memory for many citizens - young & old
58: People oriented plaza aspect; Additional commerce-but should begin to explain to who's ??? it will be restraining and entertainment-not general retail i.e. ????	58: Must bring Park Lane straight across to Lakeshore Plaza, as the original plan shows!	58: We need to see a financial plan - how to pay for it. Can parking revenues really do it?	58: Are we investing in a parking solution only?
59: Park like features; Reflects Kirkland's character	59: I am concerned that if we narrow Central Way as the city is considering it will impede access to this location	59: Gazebo!	59: If selling the land @ Lake & Central is part of how this is to be funded, then people need to know that, & we would be totally opposed in that event!
60: 1. The parking area (blacktop) has been hidden under more landscaped park area - grass too I hope; 2. The through traffic route from Central to Kirkland Ave has been eliminated	60: 1. Require the landowners & commercial business owners to contribute substantially to city costs maybe 1/2 the infrastructure cost; 2. Remove all parking underground	60: This does not seem to be an integrated event oriented civic center. Why not do civic events near Kirkland Performance Center & the larger Peter Kirk Park	60: This plan is too much downtown Chamber of Commerce style promotion. We should work on removing traffic congestion from historic Moss Bay Park, not building over it. Please do a lot more communication with the neighborhoods and area business centers (See Comments Cont'd)

Lakeshore Plaza Working Group

Public Meeting #3

Comments Cards

2 FAVORITE QUALITIES	IMPROVEMENTS	MISSING	COMMENTS
<p>61: Extended park space; Mixed materials - tall trees, plants, stone, metal, glass, etc. Places in the park to sit & reflect and separate places for socializing</p>	<p>61: If the amphitheater is large as the formal plan suggests it will take away from the relaxing park for the community & will bring in noise & parking problems</p>	<p>61: Space to sit quietly & reflect, or have a semi-private conversation; Restaurants w/outside dining as in France; A formal park that is not rigid where every tree/plant is the same size & pattern like a board game (See Comments Cont'd)</p>	<p>61: Curving paths w/ river rock/slate; The grassy green area should be in scale w/ the garage. The plan that goes straight from Lake to Plaza results in the grassy park too small & too rigid/symmetrical; Thanks for including me</p>
<p>62: Large amphitheater; More parking</p>	<p>62: blank</p>	<p>62: blank</p>	<p>62: blank</p>
<p>63: 1) The promise of better disabled access from the parking lot to Lake St; 2) That this project has not been approved</p>	<p>63: Pursue excellence. Start over and even if it costs Kirkland taxpayers a great deal more no in the long run it will be worth it (See Comments Cont'd)</p>	<p>63: Avoid having any aspect of a huge amphitheater that would draw people from Bellevue or Redmond</p>	<p>63: I spoke with several people with name tags and once I convinced them to think outside the box they appeared to really like my dream</p>
<p>64: Park like atmosphere; Amphitheater both hard & soft seating</p>	<p>64: blank</p>	<p>64: blank</p>	<p>64: blank</p>
<p>65: Trying to maintain Kirkland's informal lifestyle while trying to accommodate the "crowds" created by people coming to Kirkland</p>	<p>65: blank</p>	<p>65: What about current shops on lower level of shopping area</p>	<p>65: blank</p>
<p>66: Organic soft look; The water element</p>	<p>66: Move the amphitheater further to the N. to give more grass sitting. Soften the steps</p>	<p>66: Fire in the center (gas?)</p>	<p>66: Great job combining the 2 designs. Thank you!</p>
<p>67: Maintain the "parklike" feel; Keep the pavilion</p>	<p>67: Please keep the feel more to the soft side. Please avoid hard-sharp urban look</p>	<p>67: Spouting water fountains would be fun. Intermittent and unexpected (See diagram on comment card)</p>	<p>67: Thank you for your hard work & vision of this project</p>

Lakeshore Plaza Working Group

Public Meeting #3

Comments Cards

2 FAVORITE QUALITIES	IMPROVEMENTS	MISSING	COMMENTS
68: blank	68: Plan should include marina upgrade - public use, not private; Boat trailer parking	68: blank	68: Security at night must be integrated
69: 1) More formal plaza; 2) Connection to surrounding retail	69: Consider maintenance cost when suggesting lawn in high traffic walking areas	69: Better "amphitheater" like area for concerts	69: Wetland doesn't seem like a good use of space
70: Keeping green spaces free; Do we want a game-activity geared plaza or a more simple center. I prefer a simple center without a lot of stores & "attractions"	70: Too many structured additions will change the nature of the original "park"	70: Structured activities should be added with care - too much structure will destroy the original informality we now enjoy	70: The original (present) gazebo is important to keep - & where it is located is delightful, as is the natural hillside leading to it. Don't rebuild the gazebo
71: 1 More retail; 2 The view - cut throughs	71: blank	71: blank	71: The Lakeshore Plaza would be an incredible improvement to what we have now. I'm impressed with the relative cost.
72: blank	72: Make roads bigger so there won't be traffic jams	72: blank	72: blank
73: You should take care of existing problems (teen center - lacking police etc) rather than extend the problems	73: blank	73: blank	73: blank
74: 1) More utilizable space, parking public space & retail; 2) Potential for year round use with covered amphitheater	74: blank	74: No you have done a good job	74: Please leave the retaining wall that you can sit on at the beach

Lakeshore Plaza Working Group

Public Meeting #3

Comments Cards

2 FAVORITE QUALITIES	IMPROVEMENTS	MISSING	COMMENTS
75: The water element & promenade	75: Where are we going to park during the construction process? 76: More parking - we already have too little parking and the plans would make it more difficult for me as a resident to visit the area	75: blank	75: I'm concerned this is going to cost too much \$. I don't think it's going to solve the parking issue. Being a local-I rarely drive downtown due to no parking. I don't think this will help (See Comments Cont'd)
76: More green area		76: The right retail - the retail spaces will be tourist oriented and as a resident the area will be "dead" space	76: Don't want to pay high property taxes to pay for this

Lakeshore Plaza Working Group

Public Meeting #3 Comments Continued

Card #	Comments Continued from Comment Cards Page
4	3) Take the 2 original ideas for this - lid over parking & opening downtown to lake - concentrate on those 2 things. This seems like a wholesale change of Kirkland's most popular & heavily used park
25	Plaza seems cluttered; Has plaza been designed for community events such as Summerfest/ Karnival! - car access, etc.
60	like Totem Lake, 85th St, Houghton, Juanita and residential neighborhoods. Make an accurate estimate of costs and how to finance it without giving away land (and developed buildings) within a public park to private development interests. Solve the transit & traffic congestion problems by moving parking outside of the old historic center of town. Don't give away the family jewels such as Moss Bay waterfront park. Building more parking attracts more congestion. Look at automatic people mover (APM) advanced systems.
61	as you can see done in highrises especially downtown Bellevue. A formal park with trees & plants that vary & give a relaxing feeling. No symmetrical or pattern planting.
63	Please visit Barcelona, Spain; Shenghai and Xixi, China; the rambla in Monte-Video, Uruguay and so many other cities who have made the ultimate decision to open up the waterfront so that the gem that is Kirkland's beautiful harbor can be viewed from Lake Street with an unobstructed view (remove all the buildings on the West & North sides) that can be seen from Kirkland Avenue to Market Street. A gentle curving path for walkers, strollers, and wheelchairs to use to reach to waterfront. Small shrubs with comfortable benches and easy to care for perennial flowers and grass in easy to mow sections. Move parking to a 5 story lot where the trade well (Antique Mall) is located to keep oil, grease, fumes etc away from the water. It is not practical but worthwhile. [Do not build another Kingdome - demolished before paid off!]
75	I'm concerned about the displacement of the existing tenants & have the cost of retail spaces being too high. Look at how many business can't survive here as it is. I don't like the more formal look. I know it helps pay for it, but it will change the flair of the city.

MASTER LIST OF COMMENT CARDS

Card	2 Fav Qual Grass & walkways under trees 1 (formal pictures); Nice fountain	Improvements Keep beach (esp for children); Picnic areas
	Natural setting - Oriental; Mix in 2 planting - natural seating	blank
	Bigger space; More access for all types of folks - seniors & 3 handicap particularly	Music in the park will be limited to sitting on stairs, close together. Complete change of atmosphere - not good; Retail shops at back of garage are being forced out - not good
	1) Like the idea of a lid over parking lot to increase parking & "hide" parking; 2) Like the idea of 4 opening downtown to lake	1) Don't destroy pavilion - it is a Kirkland landmark; 2) Like to see a simpler design - less change, less development, less commercial activity. However we fund this project - I think Kirkland voters should get to vote on whether this project happens or not; 3) Take the 2 original ideas for this - lid over parking & opening downtown to lake - concentrate on those 2 things. This seems like a wholesale change of Kirkland's most popular & heavily used park
	5 Great addition to the town	blank
	1. Covered parking; 2. Expanded 6 green space/public space Underground parking; 7 amphitheater	Decrease paving further. It's ok to walk on grass
	8 blank	blank circulation and user experience very awkward at Market St ends - appears like a dead end
	Open to walking by the lake; 9 Pavilion for concerts	No-frankly I like it like it is & believe this is changing what to me is Kirkland
	10 1. More room; 2. More modern	No

11 Sufficient parking (it's needed)	In the retail portion, affordable restaurants for the many families with children
12 Green space	Less retail; Either #1 or alternative
13 <u>Green</u> space & gathering places	blank
14 1) More wood/stone. Concept 1; 2) Year round use, Concept 2	Integrate the <u>materials</u> of Concept 1 & the design of Concept 2 to get a Formal/Informal blend I understand the need to change but the construction, etc, will drive a lot of business away from Kirkland
15 blank	
16 blank	move theatre to side
17 Added parking	We need models to show elevations
18 blank	The large pavilion seems too bulky in its central placement
19 Concept #2 for the expanded retail options	Keeping the green area to a minimum for easy maintenance and looking good yeararound.
20 1) The sloped approach from the lake to "downtown"; 2) The amphitheater and seamless connect to existing buildings	blank
21 Still see green lawns in your drawings; More ease to get to lake front looks good	Spend money to put in several restrooms around town; check out La Conner cafes with outside seating summer time
22 1) Taking parking underground, prefer "free" parking but understand need for funds; 2) The enlarged grassy area along beach	Yes! Please keep area above parking open & free. Therefore use could change as need - more open focus towards lake. More natural not a lot of fixed items
23 Increase access to Marina Park from Lake Street; Additional parking	blank
24 Mixed use aspects; Environmental design	Possibility of site irrigation utilizing recycled water (i.e. storm water, "grey" water)

	Not sure small retail pavilions on plaza are appropriate. Diagonal view from Plaza to Heritage Hall should be more direct - why no parking under that corner (Central/Market); Diagonal entry from Lake/Kirkland Way isn't consistent with Historic pattern.
Getting the parking covered!	Plaza seems cluttered; Has plaza been designed for community events such as Summerfest/Karnival! - car access, etc.
Don't like loss of trees - must be replaced! Providing active pedestrian space. Like fact that keeps scale & feel of Central Way	
25 & Lake Street	No cars allowed between Kirkland Ave & Market connection
1. Dead end turnaround on Kirkland; 2. Single access point to parking garage	
	Please ensure that retail is affordable - I want the waterfront/downtown area to be a friendly destination for local families as well as wealthy visitors
27 Performing arts; Natural landscaping	
Pkg underground & covered with green; Facing the lake	blank
28 Pedestrian friendly; Additional parking	At least one pavilion should work for weddings
Possibility of improved access; Better use of parking area (with cover)	blank
Possible opening of waterfront to more of downtown area; Possible energy that additional activity areas will generate	City should buy existing buildings at key connection points to assure open "gateways" to Central & Lake St Yes - designated "short term" parking for boaters to strap down boat prior to leaving area
31 Integration w/existing retail; Combined vision of viewpoints	
1 Open space tied to beach and Lake Street-nice integration; 2 Lidding the parking & creating a community plaza is <u>key</u> (Get ????)	Retail - maybe more - but something "open" besides restaurants (which are key) that will add life & vibrancy in the evening
33 an eyesore)	
Waterfront focus; Inviting area for people to gather & provide a real heart to Kirkland	blank
34	

1 Terraced amphitheater with both natural & hard surface seating areas; 2 Multiple possible	
35 small meeting/event spaces	Direct connection to Park Lane
1 More parking; 2 Views & landscape addition	blank
36 The preferred concept appears	
37 the way to go	no
38 blank	Leave it as is
The amphitheater; Underground	
39 parking	blank
Parking lot is hidden; Opening	It's not clear how much seating there is, so be sure the "hard" areas have places to sit
40 from Lake & Central	
Large amount of walking space,	Avoid any sort of vehicle access across the area (i.e. no seasonal access); Keep it family friendly, quiet
41 views; Maintains retail interests	
The balance of several possible	The current placement of the amphitheater stage should be positioned more to the left to address both the grassy area & the plaza. Also, as is the viewer will face the sun
42 uses; The additional parking	What about finding another site to build more parking. Perhaps giving "bonus" building area to developers of property nearby to provide a certain %age of city parking
43 blank	If additional retail is needed/wanted concentrate the buildings more so there is more OPEN SPACE
Parking lot underground; The	
44 green	
Develop the site with walk ways;	A marina jetty to make boat moorage easier
45 And underground parking	
Everything faces the lake; Large	
46 & small gathering areas	blank
47 blank	blank

<p>Connecting the rest of Kirkland to the Lake & vice versa, making us more of a pedestrian city; Place 48 for people to gather</p>	<p>blank Parking parking parking. Go down another level-here and at Lake & Central. It's a one time opportunity</p>
<p>Large open "park"; My views of 49 and access to water Primary concerns of any plan: 1) Preserve the small town feel of Kirkland with vegetation and sculptures; 2) Preserve the view and access to the beach and 50 marina</p>	<p>How about a <u>scale model</u> ??? 1 I would like to see a scale model 2 I would like the cost estimate 3 I would like a tax estimate 4 I would building height limit 5 Submit plans to public after city council approval</p>
<p>1 Access and views of beach and dock and the lake; 2 Green grass and trees and flowers 51</p>	<p>1 I would like to see a scale model 2 I would like the cost estimate 3 I would like a tax estimate 4 I would building height limit 5 Submit plans to public after city council approval</p>
<p>Removing roadway through the <u>park</u>; The idea showing a connection to <u>Park Lane</u>-although this is only a dotted line-will it 52 happen? It's key to this project. I like the mix-new retail, restaurants, pedestrian space, 53 etc</p>	<p>Passageway connecting Park Lane to the park with vista and piazza from Park Place to Marina Park; Commercial viability is key for all Kirkland; Need cafes along piazza and create consumer strolls through business district Keep it simple - don't plan every square inch - space is nice</p>
<p>Expanded park area; No car 54 traffic in park 1) Green & lawns; 2) Steps & 55 plaza</p>	<p>Keep the amphitheater small 1) <u>Must</u> have aligned view corridor-best@ Park Lane; 2) Too isolated from downtown</p>
<p>Removal of the road thru park; 56 Pedestrian friendly Covering the parking which has some value also has disadvantage; The openness to 57 the park is hindered</p>	<p>What happened to the opening to Park Lane as envisioned in the original plan? Too much business will destroy the ambience of park. Also if stores are closing, how do we know new ones will be successful?</p>

People oriented plaza aspect;
Additional commerce-but should
begin to explain to who's ??? it
will be restraining and
entertainment-not general retail
58 i.e. ?????

Must bring Park Lane straight
across to Lakeshore Plaza, as
the original plan shows!
I am concerned that if we narrow
Central Way as the city is
considering it will impede access
to this location

Park like features; Reflects
59 Kirkland's character

1. The parking area (blacktop)has
been hidden under more
landscaped park area - grass too
I hope; 2. The through traffic
route from Central to Kirkland
60 Ave has been eliminated

1. Require the landowners &
commercial business owners to
contribute substantially to city
costs maybe 1/2 the
infrastructure cost; 2. Remove all
parking underground

Extended park space; Mixed
materials - tall trees, plants,
stone, metal, glass, etc. Places
in the park to sit & reflect and
61 separate places for socializing
Large amphitheater; More
62 parking

If the amphitheater is large as
the formal plan suggests it will
take away from the relaxing park
for the community & will bring in
noise & parking problems

1) The promise of better disabled
access from the parking lot to
Lake St; 2) That this project has
63 not been approved

blank
Pursue excellence. Start over
and even if it costs Kirkland
taxpayers a great deal more no
in the long run it will be worth it
(See Comments Cont'd)

Park like atmosphere;
Amphitheater both hard & soft
64 seating

blank

Trying to maintain Kirkland's
informal lifestyle while trying to
accommodate the "crowds"
created by people coming to
65 Kirkland

blank
Move the amphitheater further to
the N. to give more grass sitting.
Soften the steps

Organic soft look; The water
66 element

67 Maintain the "parklike" feel; Keep the pavilion	Please keep the feel more to the soft side. Please avoid hard-sharp urban look
68 blank	Plan should include marina upgrade - public use, not private!; Boat trailer parking Consider maintenance cost when suggesting lawn in high traffic walking areas
69 1) More formal plaza; 2) Connection to surrounding retail Keeping green spaces free; Do we want a game-activity geared plaza or a more simple center. I prefer a simple center without a lot of stores & "attractions"	Too many structured additions will change the nature of the original "park"
71 1 More retail; 2 The view - cut throughs	blank Make roads bigger so there won't be traffic jams
72 blank You should take care of existing problems (teen center - lacking police etc) rather than extend the problems	blank
73 1) More utilizable space, parking public space & retail; 2) Potential for year round use with covered amphitheater	blank
75 The water element & promenade	Where are we going to park during the construction process?
76 More green area	More parking - we already have too little parking and the plans would make it more difficult for me as a resident to visit the area

Missing	Comments
Good lighting; Easy access from cars	blank
Lighting on dock upgrade; Privacy of Mariner Condo Private Beach	Kirkland Ave: As a resident of Mariner condos I am concerned about parking pay booth jam up on Kirkland Ave causing delay to getting to my driveway (ramp) home
Access to a boat by car to unload and load looks restricted; More picnic tables, benches & grass	It is a move toward a more urban (e.g. Seattle Center) design. It begins to leave me cold. The 18 inch wall separating the beach ??? from sidewalk is not good (cold idea)
Fewer "activities", less commercial activity. More opening of park downtown would make this more appealing.	Too big of a production - too much change, too expensive. Don't like idea of commercial activity in public park. Concerned about: A) Cost, B) Loss of identity of Marina Park, C) Businesses that border parking lot, D) disruption of a long construction project
blank Don't forget bikes. Put bike parking @ north & south entry points	1. Easy access from parking garage to border st (Central Way); 2. Make long term parking spaces available to downtown office I like the art garden! Do it! Don't take forever to get it done
blank	Liking what we see!
blank	blank
Not that I can think of No	Make sure this is plenty of parking - & hopefully <u>free</u> parking! Good job! Thanks

Great activities now
A running path that drops down
from the streets

blank

The access to the Park Lane
corridor is missing. (See Figure
19 in "Kirkland Downtown
Strategic Plan")

blank

blank

blank

blank

Marina to be enlarged &
breakwater installed for larger
boat - with overnighters &
shopping benefits for Kirkland
D.T.

NO! Any more specific activities
and you may lose the concept
altogether

blank

Enjoy the concerts!! Hope keep
lots of open space for sitting in
grass not concrete

blank

Considerations for connection to
bus lines & mass transit?

Looks good!

Try to get restaurants w/ balconies out the
back to open up to park
Please cut back on retail space. No tee shirt
vendors & hot dog stands.

This MUST open to Lake St at Park Lane to
"bring downtown to the lake & the lake to
downtown," especially when the lake/central
building destroys the open feel of central
downtown.

Most small businesses have to close when
sales are lost because of lack of shoppers.

There must be a better way
Looks like too big a project & will increase
traffic & noise

I do not want retail to take up what is now
park space

Heavier traffic will discourage visitors -
especially with the new parking fees

The concept is great and Kirkland will
become a destination point for the Eastside
& water vacationers to stop & shop

blank

blank

Keep as natural as possible THANKS --
I can understand the needs of commercial
interests, it is important to keep the "park"
atmosphere and not let the "Coney Island" or
boardwalk interests prevail
I see some parallels between where Kirkland
is today and where my home town of
Snoqualmie is in 20 years. Nice job
planning!

The existing pavilion is more flexible than a bandstand - links to Heritage Hall; Think boat launch should be somewhere else!

It achieve the statement - Like it has always been there" & reflects historic qualities of Kirkland - Card too small!

Observation tower

blank

1) Connection to ALL of Kirkland. How about planning for walking trails that connect Rose Hill to downtown? North Kirkland to downtown?; 2) Reasonably private quiet places on the waterfront - do they exist?

This is a super effort. Thank you!

blank

Good presentation

Merry-go-round

blank

No-would like to keep it as a place to sit, relax and watch the boating activities most of time

There are enough activities available now. Adding to the beauty of the area & improved facilities would be enough. Perhaps more winter use

blank

Spend the money to do the project right by buying & redeveloping key properties along perimeter of project

no

no

Get an Alafraçais in here - a European Bakery Cafe. Get plaza - perfect retail & cafes.

We support this plan! (Portsmouth Condo Residents (2)) Go for it!

blank

I am in awe of the hard work that has gone into this project to get it to this point. Thank you for the dedicated people who have worked on this exciting vision for Kirkland.

blank I generally like this plan - what I understand of it
1 Need to increase traffic capacity through or around downtown; 2 Need wider sidewalks in downtown

no no
I would like it to look as much like it does right now. I don't want to make Kirkland more accessible. It is already too accessible & too crowded.

blank It looks good. I hope it is approved, and I
blank hope it does not take 10 yrs to build

Where will the art far be? Reduce the bulk of the retail building by the
Explanation of financing (tax tour boat turn around
impact); Retail spaces s/b lease rather than sell land; consider way to control use & generate long-term income

Thanks, appreciate opportunity to learn more & ask questions

I prefer more grass. It would be great if somehow the amph. stage had the capability to be adjusted up down & angle towards grass or plaza so viewers would have best situation without contending with the sun

blank

Sensitivity to the traditional green park concept - there is too much "hard" surface area in this plan
No - I think there is possibly too much activity. It looks very busy. The new retail shops add to that impression.

I'm very concerned about the loss of all the large trees in the parking area. Replacing the green feel should be a very high priority
KEEP IT SIMPLE (the design); KEEP OPEN SPACE; DO NOT ASPIRE TOO MUCH IN RELATIVELY SMALL AREA

Attract the boating public with better protected moorage

The amphitheater attracts large crowds and ??? band noise. Do not build the amphitheater.

blank A step in the right direction

blank I like the preferred ALTERNATIVE concept

blank

I am very concerned about the financial aspects of this project. It needs to pay for itself.

blank

More parking

Will there be height restrictions?? Anxious to see cost & tax estimates

(same list as improvements) 1
Scale model 2 Cost estimates 3
Tax estimates 4 Building height
limit 5 Submit plans to public after
city council approves

1 More publicity on public meetings; 2 Those flashing signs on Lake Wash and Carillon Point, and also at 116th and 100th where road curves around Juanita Bay

This plan closes Kirkland to Marina Park. It does not vision high enough-it intrudes on Marina Park without benefiting the downtown. There is a great opportunity to trade land in the park for opening

Should find a way to restrict the type of businesses in the park->no fast food-no Hooters; Keep it classy. You owe it to a great place like Kirkland; The building at Park Lane late would be difficult

blank

blank

1)Fountain: small, natural falling water onto stones; 2)Shade trees: couldn't tell if present

1) Great presentation; 2) City reps well spoken

Connection to existing downtown
* Still turns back to lake
A larger piazza that would encourage more pedestrian walking w/a better connection to the rest of downtown and Park Place

Let's not miss the opportunity make a real connection with downtown; Thanks for the hard work

I would not be in favor of raising property tax to support this endeavor

Kirkland residents cannot afford more taxes!

Keep the original gazebo!!! It is now part of Kirkland history & a memory for many citizens - young & old

We need to see a financial plan - how to pay for it. Can parking revenues really do it?

Are we investing in a parking solution only? If selling the land @ Lake & Central is part of how this is to be funded, then people need to know that, & we would be totally opposed in that event!

Gazebo!

This does not seem to be an integrated event oriented civic center. Why not do civic events near Kirkland Performance Center & the larger Peter Kirk Park

This plan is too much downtown Chamber of Commerce style promotion. We should work on removing traffic congestion from historic Moss Bay Park, not building over it. Please do a lot more communication with the neighborhoods and area business centers like Totem Lake, 85th St, Houghton, Juanita and residential neighborhoods. **(See Comments Cont'd)**

Space to sit quietly & reflect, or have a semi-private conversation; Restaurants w/outside dining as in France; A formal park that is not rigid where every tree/plant is the same size & pattern like a board game as you can see done in highrises especially downtown Bellevue. A formal park with trees & plants that vary ^ give a relaxing feeling. No symmetrical or pattern planting.

Curving paths w/ river rock/slate; The grassy green area should be in scale w/ the garage. The plan that goes straight from Lake to Plaza results in the grassy park too small & too rigid/symmetrical; Thanks for including me

blank

blank

Avoid having any aspect of a huge amphitheater that would draw people from Bellevue or Redmond

I spoke with several people with name tags and once I convinced them to think outside the box they appeared to really like my dream

blank

blank

What about current shops on lower level of shopping area

blank

Fire in the center (gas?)

Great job combining the 2 designs. Thank you!

Spouting water fountains would be fun. Intermittent and unexpected (**See diagram on comment card**)

Thank you for your hard work & vision of this project

blank

Security at night must be integrated

Better "amphitheater" like area for concerts

Wetland doesn't seem like a good use of space

Structured activities should be added with care - too much structure will destroy the original informality we now enjoy

The original (present) gazebo is important to keep - & where it is located is delightful, as is the natural hillside leading to it. Don't rebuild the gazebo

blank

The Lakeshore Plaza would be an incredible improvement to what we have now. I'm impressed with the relative cost.

blank

blank

blank

blank

No you have done a good job

Please leave the retaining wall that you can sit on at the beach

blank

I'm concerned this is going to cost too much \$. I don't think it's going to solve the parking issue. Being a local-I rarely drive downtown due to no parking. I don't think this will help (**See Comments Cont'd**)

The right retail - the retail spaces will be tourist oriented and as a resident the area will be "dead" space

Don't want to pay high property taxes to pay for this

Jeremy McMahan

From: Nancy Stephens [ns10208@yahoo.com]
Sent: Monday, July 12, 2004 10:54 PM
To: Jeremy McMahan
Subject: Lakeshore Plaza @ Marina Park

Hello,

I came to the Public Meeting #3 at the ARGOSY Cruise Ship this evening to review and discuss the 3 proposed designs for the renovation of Lakeshore Plaza.

I wanted to spend a little more time putting my thoughts together regarding this project rather than quickly jotting down notes.

1. 2 Elements I like the most:

Maintaining a park setting with seating and pathways. Increasing parking by approximately 90 spaces.

2. Improvements to suggest?

Retain the existing Gazebo, perhaps moving it slightly more to the East to allow for a second boat slip to be added. Retain the new Restrooms.

3. Anything missing? Additional Activities to be included?

As mentioned above, the addition of another boat slip would be a great benefit.

4. Other comments:

A. In times of needed budgetary restraint, is this the time to make a major change in Lakeshore Plaza?

Looking at the area from the Argosy tonight, I could see a beautiful park setting, being well-used by the citizenry. The plantings that have been done over the past several years are at their most beautiful. The trees were as green and full as could be hoped for.

B. 10 years ago when I first heard discussions about this project, it sounded like a great idea. Times have changed. Downtown Kirkland is an area of Condominiums, Art Galleries, Restaurants and a few "other" businesses. It is a destination for tourists, from Seattle or further away. Hotels are coming to Kirkland's downtown neighborhood. The guests will enjoy their walks to the waterfront and restaurants. They will not need parking.

C. If we put a roof over the current parking lot, and move the trees to the roof level, the views from the restaurants above will be blocked much of the year, unless a move begins to raise the elevation of the businesses along Lake Street to be 3 story buildings.

D. I know that the Master Plan has included this concept for quite awhile, and that the plans for the Waverly Site have been in place for quite awhile. BUT, my recommendation to add more parking, would be to add the parking area north of Heritage Hall, consuming the north 50% of the current tennis courts, leaving the other portion for intended landscaping to blend and expand the the Heritage Hall site for further outdoor use. And improving, expanding the

parking up in the boat trailer area and along the northern border of the upper park. This would still allow for a substantial park with Tennis Courts and green areas. If the City truly does not want dogs running loose in that park it would make sense to reduce the size of the area available for them to run in.

E. I saw references to an "amphitheatre" in the proposed new roof garden. It is not necessary. We already have a very pleasant area to enjoy music. Sitting on the rolling grassy knolls or on the benches is what is pleasant on a summer evening. Informality works well. We can meet some of our neighbors by sharing benches, etc.

F. Just because a project is in a Master Plan or a Comp Plan does not mean that it is locked in stone. Neighborhood Comp Plans have been immediately ignored after adoption, in the name of the "greater good". This is a project that should fall into the discard category, "in the name of the greater good".

G. Putting this redevelopment in process will prevent us from enjoying our lovely waterfront for far too long a time. How many summers will we be unable to get to the park to watch the sunsets because of construction restrictions?

H. In the name of history, this redevelopment would have no bearing. The Lakeshore Plaza, Marina Park, or Moss Bay, whichever you call it, it much more beautiful now than it ever has been. The Parks Dept. must be commended for the wonderful landscaping. The plantings are beautiful.

I. Perhaps a better "Shuttle Service" should be developed from the outlying neighborhoods to downtown Kirkland. Instead of decreasing bus service on weekends, maintain the level so people can use it for leisure transportation. Perhaps smaller busses running more frequently on weekends would help reduce traffic. Improve walkways from the nhds to downtown.

J. Renovating Lakeshore Plaza will not bring more viable business to the vacant stores. IN fact the rents will probably rise due to property taxes increasing from the cost of renovation. If we want an "old town" look, perhaps some antique stores would be successful, or stores with "affordable" products. Products that consumers will come back to buy again and again, rather than the few pieces of art that an individual may buy over a lifetime.

Perhaps we need a Bakery right on Lake Street, or get a Walgreens in a downtown retail location. A Deli to sell picnic foods to the tourists to enjoy in our current parks.

As a true Kirklander, born in Kirkland Hospital in 1948, I have seen Kirkland as it was and vowed never to live in that town as an adult. I AM living here and enjoying it, because Kirkland evolved beyond what it was. But we should be careful not to evolve too far so that we are no longer a balanced mix of lifestyles and businesses necessary to create a quality city.

Respectfully submitted,
Nancy Stephens
10208 126 Ave NE
Kirkland, WA 98033

Ph. 425 822 9475

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Jeremy McMahan

From: Edward Radcliff [mradcliff7@comcast.net]
Sent: Monday, July 12, 2004 6:34 PM
To: Jeremy McMahan
Subject: Marina Park

The two designs will not allow for a summer fest like this last weekend. The beautiful tree now present will disappear. You can't grow tall trees over concrete. Business owners on the lower level will be forced out. This is a rustic portion of Kirkland, Sometimes change isn't needed. Sincerely Michael Radcliff 10535 115th Place NE, Kirkland, WA

Jeremy McMahan

From: James Tierney [jamesti@exmsft.com]
Sent: Tuesday, July 13, 2004 5:19 PM
To: Jeremy McMahan
Subject: Lakeshore Plaza @ Marina Park project

I missed the public sessions on this project, but wanted to express my support for option 2 (more performance space) and thank you for moving this forward. This can be a big improvement for downtown Kirkland.

What is the timetable for beginning and completing the project? Thanks! James Tierney 1120 Kirkland Ave

Jeremy McMahan

From: Ulrich and Nono Ganz [uanganz@verizon.net]
Sent: Tuesday, July 13, 2004 4:30 PM
To: Jeremy McMahan
Subject: Lakeshore Plaza comments

Hello Jeremy,

Thanks for the opportunity to look at the preferred alternative for the Lakeshore Plaze development. In general, I am pleased with the concept lots of open space, trees and attractive (hopefully) retail. I like the water feature, outside eating/sitting areas and the beach waterfront without a road and cars behind it. I have no idea how this lid will attach to the buildings to the East, and I have no idea how this will be funded. I was not able to stay long enough last night to have those questions answered or addressed.

I do, however, have one huge concern and that is the ommission of a sizeable break in the buildings along Lake Street (preferably opposite Park Lane) to connect the new Lakeshore Plaze to the rest of downtown Kirkland. In my opinion that break is of utmost importance and that is what the community supported. That idea has been talked about for probably 20 years! Five Guiding Principles (note only 5) were developed by the DAT to guide the Strategic Plan process. Two of them refer to the waterfront. "#3. Acknowledge Park Place as an integral part of downtown by establishing clearly defined pedestrian connections with the core area and the waterfront." and "#5. Celebrate the waterfront setting by reorienting the downtown to the lake." I believe the latter Guiding Principle is being overlooked. On Page 4 of the DT Strategic Plan there is another mention of "bringing downtown to the lake and bringing the lake to downtown" and how the existing retail buildings turn their back to the lake. The preferred Plan I saw last night does not correct this problem. Figure 3 on Page 4 shows a real connection. On Page 9 the first recommendation states ".....strong connection extending west to the lakefront from Park Lane. The lakefront should feel and function like an integral part of the downtown." Again, I do not believe the preferred alternative accomplishes this.

I realize that creating a sizeable hole in the buildings on Lake Street is not easy, but I do believe it is essential. If that is not achieved, then the Lakeshore Plaza will be a small attractive retail area behind existing stores and the rest of downtown Kirkland will not benefit from it.

Before moving forward on anything, I think that opening needs to be achieved.

Thanks for reading my thoughts!!
Nona Ganz

Jeremy McMahan

From: Hank_Warner@cushwake.com
Sent: Tuesday, August 10, 2004 8:52 AM
To: Jeremy McMahan
Subject: Lakeshore Plaza @ Marina Park

Dear Jeremy:

I am a new resident to Kirkland and am very excited about the Lakeshore Plaza Project. I work in the construction field and have a keen interest to participate in the project both as a family man, and as a professional who could potentially contribute to your existing team. I was wondering how, if possible, I could actively participate either as a Downtown Action Team member or simply as a concerned resident.

I look forward to hearing from you.

Sincerely,

Hank Warner
Project Director
Cushman & Wakefield
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