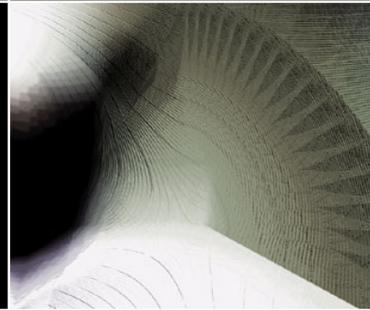


Downtown Strategic Plan

Performance Assessment



Public Actions/Private Opportunities



★ Public

★ Private

Section I – Public Actions

- General
 - Lakeshore Plaza @ Marina Park
- Circulation Network
 - Transit Center Planning
 - Central Way Traffic Calming
 - Kirkland Avenue Changes
- Retail Uses
- Office and Housing
- Parking

Public Actions – General

Lakeshore Plaza @ Marina Park

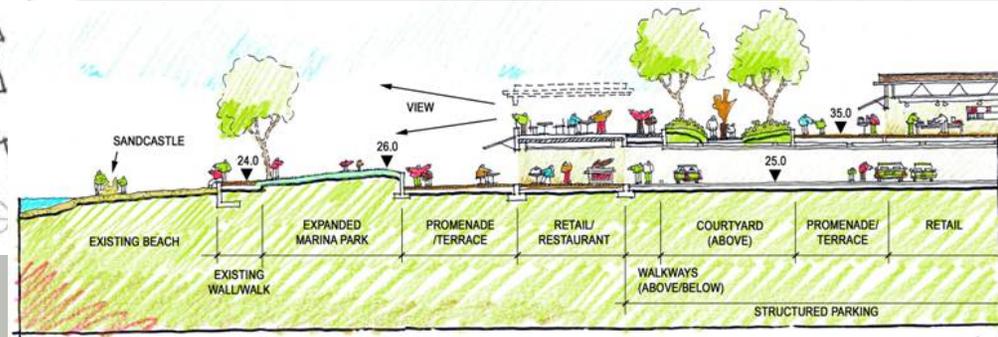
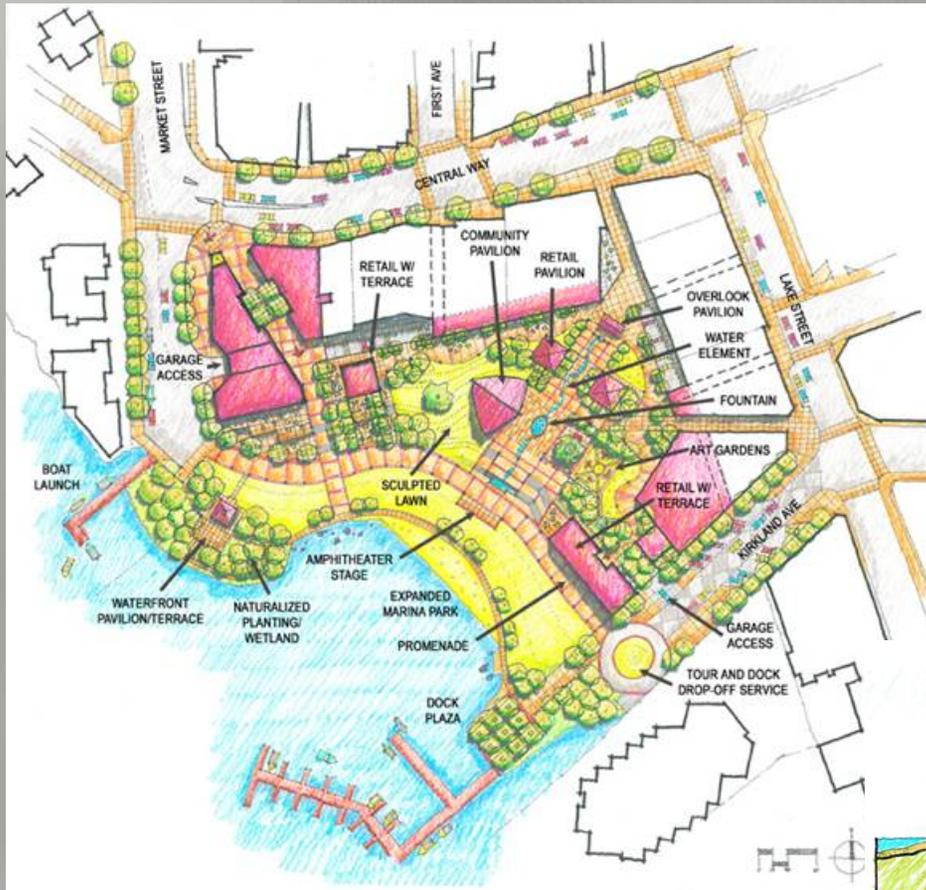
“Marina Park is a wonderful part of the downtown... However, its huge potential public benefits and central role in downtown are not fully realized because the existing surrounding retail buildings turn their back on the lake and the Marina Park parking lots act as a barrier between the downtown and the waterfront.”

“Build a covered parking structure capped with a significant public plaza over the current surface parking lot adjacent to the waterfront...”

Public Actions – General

Lakeshore Plaza @ Marina Park

- DAT work group led 18 month planning process
- Council approved preferred concept
- \$26-\$34 million project
- \$1-\$1.4 million potential revenue
- \$5-\$16 million finance gap



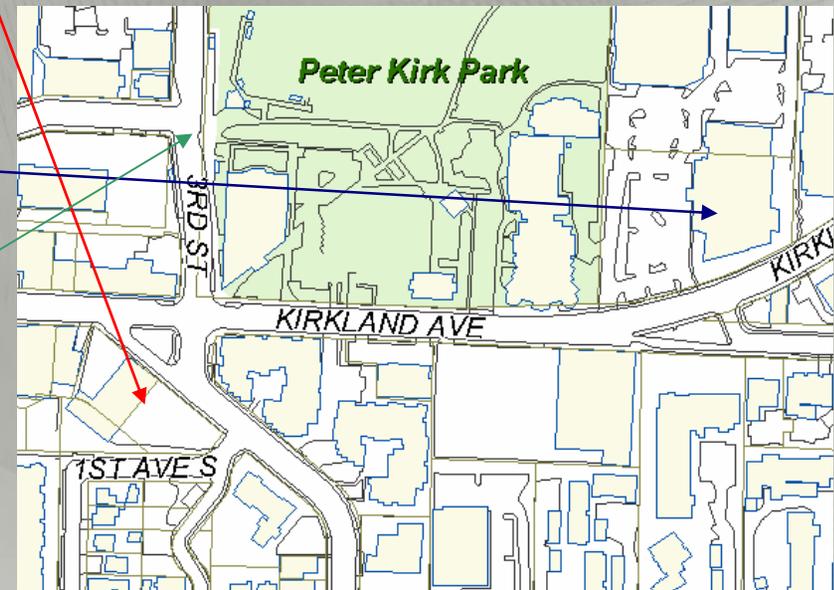
Public Actions - Circulation

Transit Center

"Mass transit, transit riders, and a transit center are important parts of downtown Kirkland, both today and in the future."

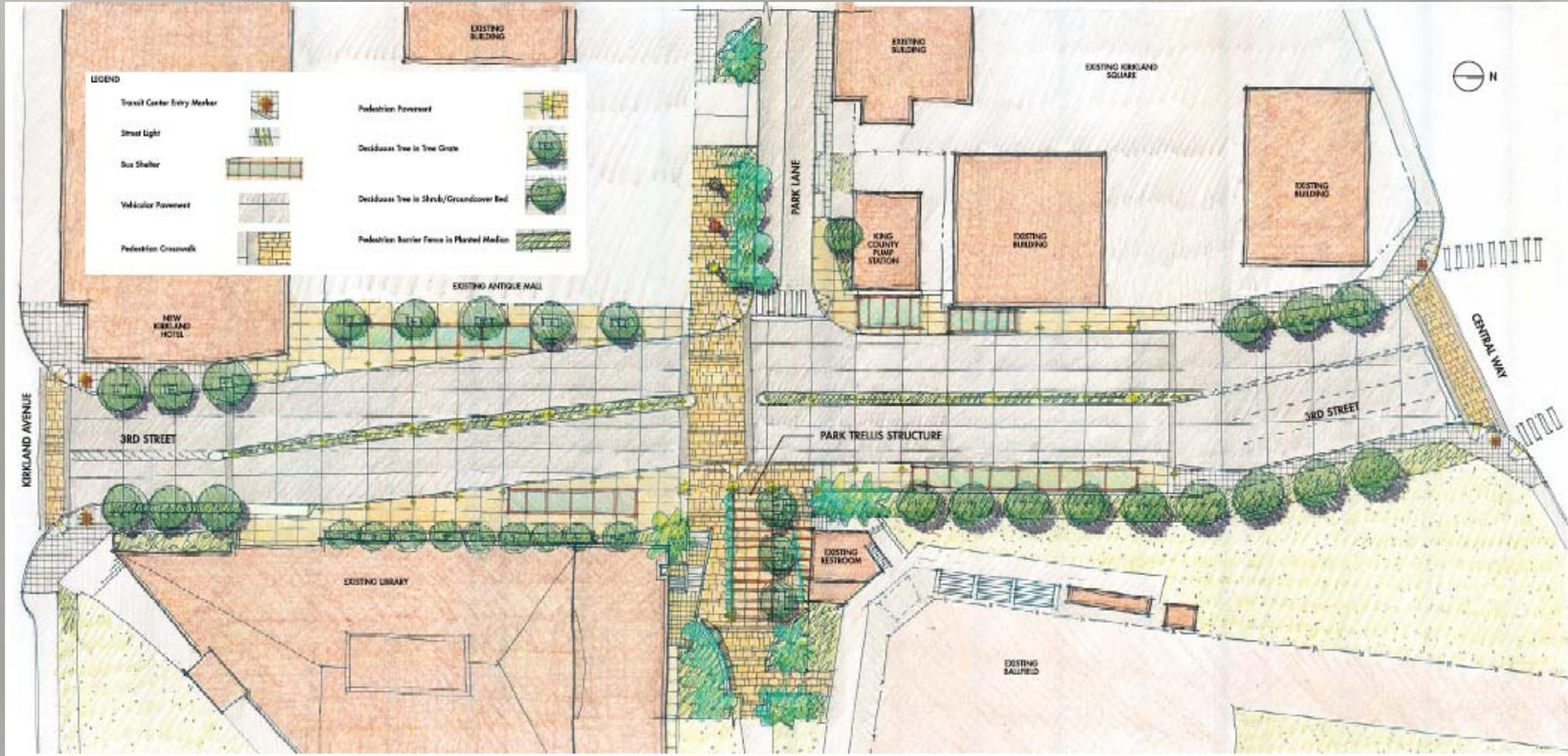
"Consider relocating the existing bus transit center from 3rd Street".

- DSP identified Kirkland Central site as preferred (site sold for development)
- DAT work group investigated ___ other sites, preference for Kirkland Ave. site
- Required TOD zoning rejected by Council
- Transit Center stays on Third
- Design work underway
- \$13 million project (Sound Transit funding)



Public Actions - Circulation

Third Street Transit Center



Public Actions - Circulation

Central Way

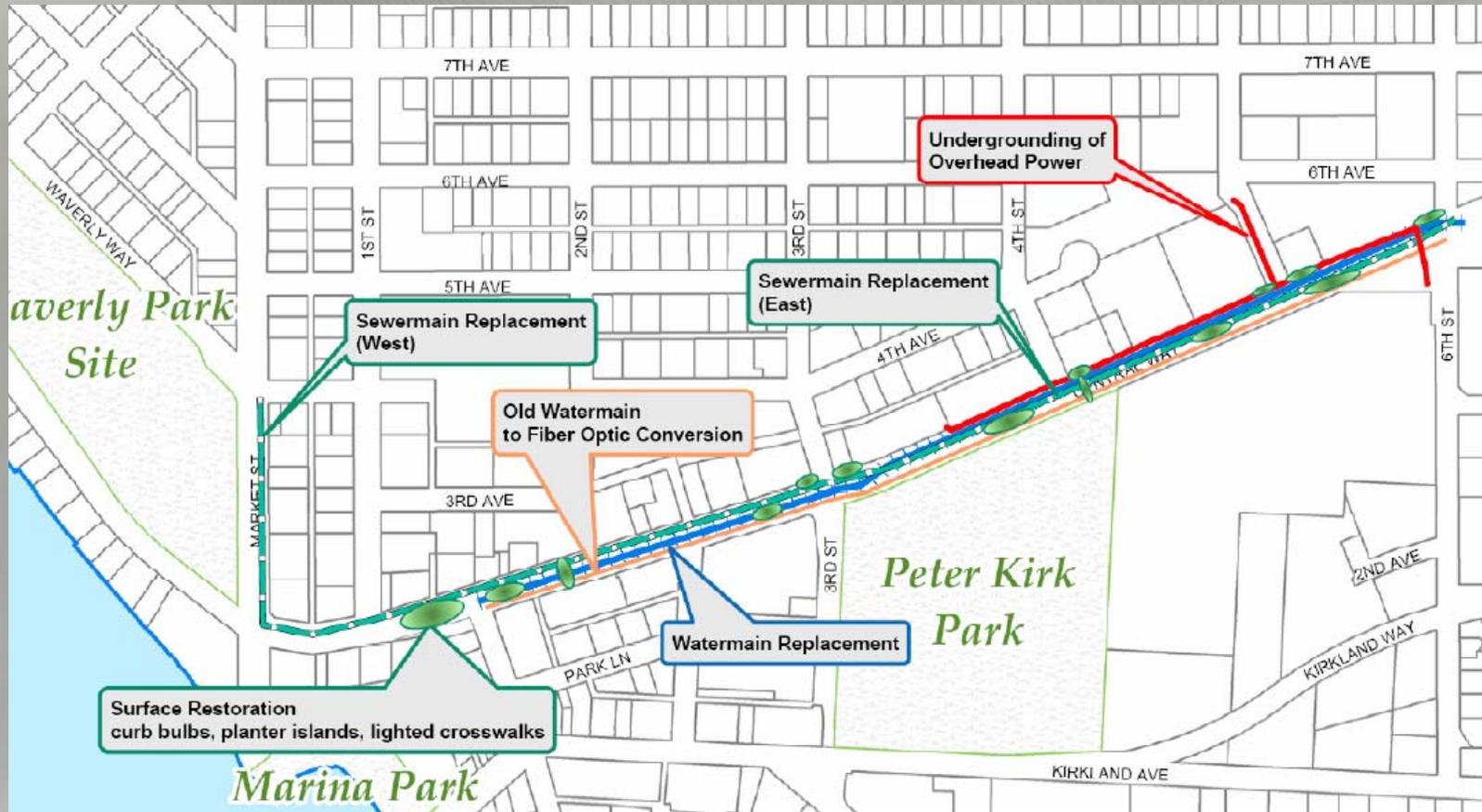
"The Downtown Action Team believes that it is realistic to manage current and anticipated traffic volumes on Central Way and Lake Street in a way that better meet pedestrian needs, while retaining cars needed to support a healthy retail environment".

- Norkirk cut-through traffic (\$550,000)
- Central Way traffic calming (\$900,000)
- Water & sewer (\$1.9 million)
- Underground power (\$613,000)



Public Actions - Circulation

Central Way Traffic Calming



Public Actions - Circulation

Kirkland Avenue

“Eliminate the right-turn shortcut from eastbound Kirkland Avenue to State Street... Signalize the intersection at Kirkland Avenue and 3rd Street”

- o Developer funded conversion from land to public plaza
- o Transit Center project will signalize intersection



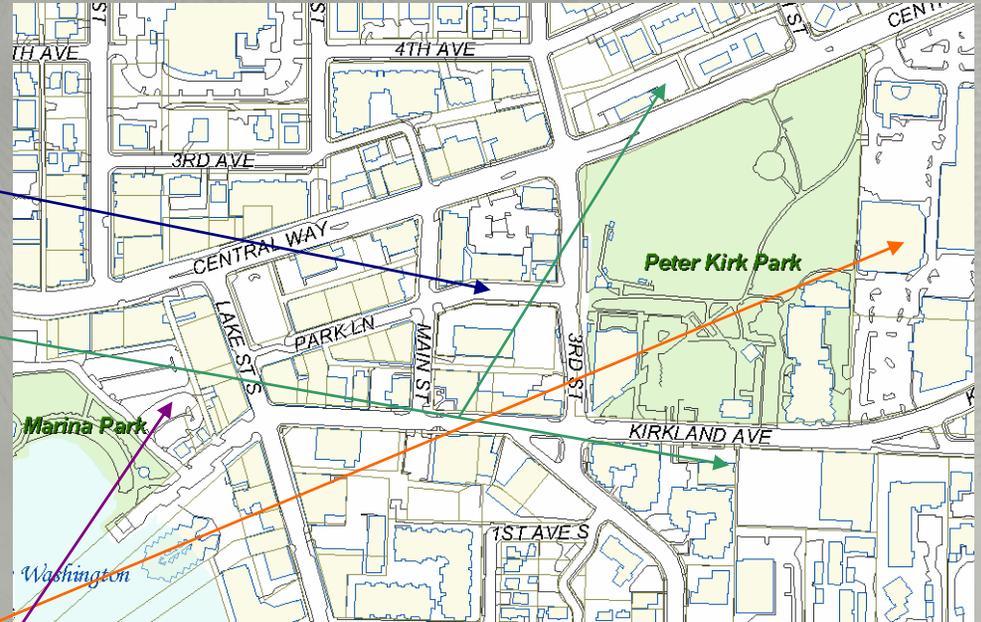
Before



After

Public Actions – Codes and Plans

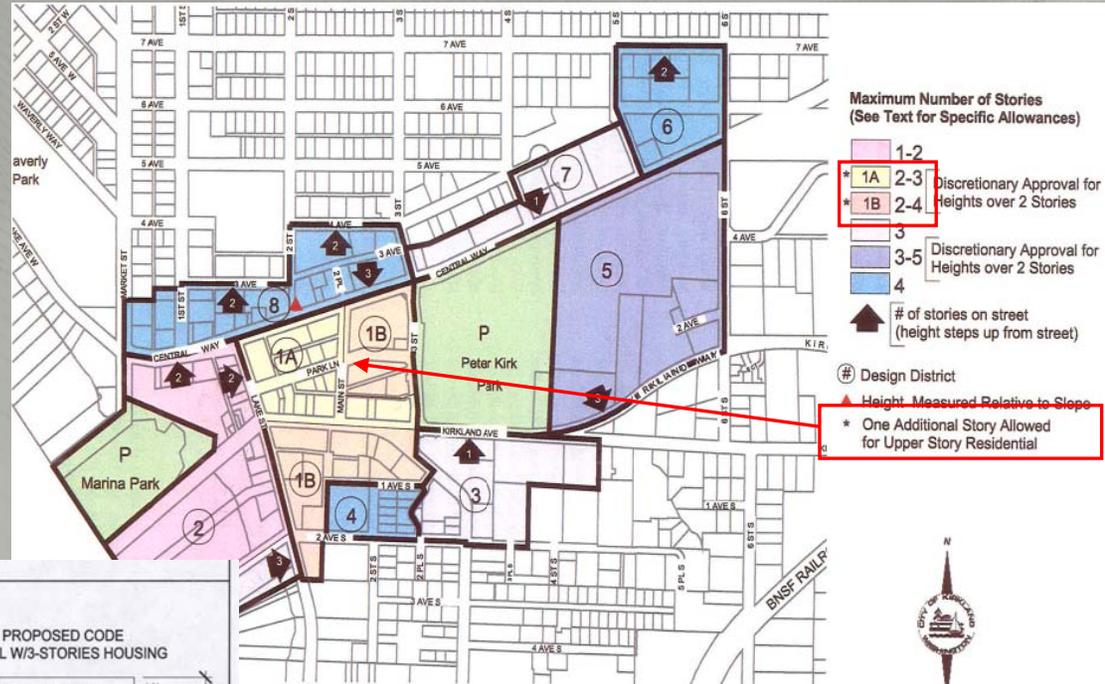
- One story “bonus” to incentivize residential (CBD 1)
- Reduced setback to incentivize retail (CBD 3 & 7)
- Tightened retail frontage requirements
- Incentives for residential uses in Parkplace (CBD 5)
- Lakeshore Plaza project added to Comp. Plan



Kirkland Ave. before and after setback incentives

Public Actions – Codes and Plans

o Residential Height Incentives



3 stories																												
<p>CURRENT CODE RETAIL W/OFFICE UPPER FLOORS</p> <table border="1"> <tr><td>OFFICE</td><td>13'</td></tr> <tr><td>OFFICE</td><td>13'</td></tr> <tr><td>RETAIL</td><td>15'</td></tr> </table> <p>41'</p>	OFFICE	13'	OFFICE	13'	RETAIL	15'	<p>CURRENT CODE RETAIL W/HOUSING UPPER FLOORS</p> <table border="1"> <tr><td>HOUSING</td><td>10'</td></tr> <tr><td>HOUSING</td><td>10'</td></tr> <tr><td>RETAIL</td><td>15'</td></tr> </table> <p>35'</p>	HOUSING	10'	HOUSING	10'	RETAIL	15'	<p>PROPOSED CODE RETAIL W/3-STORIES HOUSING</p> <table border="1"> <tr><td>HOUSING</td><td>10'</td></tr> <tr><td>HOUSING</td><td>10'</td></tr> <tr><td>HOUSING</td><td>10'</td></tr> <tr><td>RETAIL</td><td>15'</td></tr> </table> <p>45'</p>	HOUSING	10'	HOUSING	10'	HOUSING	10'	RETAIL	15'						
OFFICE	13'																											
OFFICE	13'																											
RETAIL	15'																											
HOUSING	10'																											
HOUSING	10'																											
RETAIL	15'																											
HOUSING	10'																											
HOUSING	10'																											
HOUSING	10'																											
RETAIL	15'																											
4 stories																												
<p>CURRENT CODE RETAIL W/OFFICE UPPER FLOORS</p> <table border="1"> <tr><td>OFFICE</td><td>13'</td></tr> <tr><td>OFFICE</td><td>13'</td></tr> <tr><td>OFFICE</td><td>13'</td></tr> <tr><td>RETAIL</td><td>15'</td></tr> </table> <p>54'</p>	OFFICE	13'	OFFICE	13'	OFFICE	13'	RETAIL	15'	<p>CURRENT CODE RETAIL W/HOUSING UPPER FLOORS</p> <table border="1"> <tr><td>HOUSING</td><td>10'</td></tr> <tr><td>HOUSING</td><td>10'</td></tr> <tr><td>HOUSING</td><td>10'</td></tr> <tr><td>RETAIL</td><td>15'</td></tr> </table> <p>45'</p>	HOUSING	10'	HOUSING	10'	HOUSING	10'	RETAIL	15'	<p>PROPOSED CODE RETAIL W/4-STORIES HOUSING</p> <table border="1"> <tr><td>HOUSING</td><td>10'</td></tr> <tr><td>HOUSING</td><td>10'</td></tr> <tr><td>HOUSING</td><td>10'</td></tr> <tr><td>HOUSING</td><td>10'</td></tr> <tr><td>RETAIL</td><td>15'</td></tr> </table> <p>55'</p>	HOUSING	10'	HOUSING	10'	HOUSING	10'	HOUSING	10'	RETAIL	15'
OFFICE	13'																											
OFFICE	13'																											
OFFICE	13'																											
RETAIL	15'																											
HOUSING	10'																											
HOUSING	10'																											
HOUSING	10'																											
RETAIL	15'																											
HOUSING	10'																											
HOUSING	10'																											
HOUSING	10'																											
HOUSING	10'																											
RETAIL	15'																											

Public Actions - Parking

"The City should take a strong leadership role in ensuring adequate parking in the core area and waterfront."

- 2003 Downtown Parking Study and Plan
- Management
 - Parking Coordinator
 - Ongoing surveys
 - Parking Advisory Board
 - Pay stations - revenue
 - Park smart - employees
 - Enforcement
 - Wayfinding signage
- Supply:
 - Restriping efficiencies
 - 70 new stalls since 2003 (Central Way, Lake St., Lakeshore Lot)

Section II – Private Opportunities

"..the upper floors of development in the core area of downtown should primarily be used for housing and not office space."

"Enhance the core area of downtown by assuring a mix of mutually supportive uses as well as a human scale for any new development."

"Facilitate redevelopment at key opportunity sites..."

○ **Over \$82 million* in private investment since DSP:**

- Kirkland Central Condominiums
- Boulevard Condominiums
- Heathman Hotel
- 128 State Street Condominiums
- Bungee Studios Office
- Merrill Gardens Assisted Living
- Lake & Central opportunity site

*Based on Building permit valuation

Private Opportunities

Kirkland Central Condominiums:

- Location: 75 State Street
- Number of Units: 110 condominiums (used "bonus" 5th story for residential)
- Retail Square Footage: 9,168 s.f.
- Parking: 169 stalls (structured)
- Project Status: Complete
- Project Valuation: \$11.6 million



Private Opportunities

Boulevard Condominiums

- Location: 355 Kirkland Avenue
- Number of Units: 119 condominiums
- Retail Square footage: 8,839 s.f.
- Parking: 179 stalls (structured)
- Project Status: Complete
- Project valuation: \$20 million



Private Opportunities

Heathman Hotel

- Location: 220 Kirkland Avenue
- Number of units: 91 rooms (used "bonus" 4th story for hotel)
- Parking: 116 stalls (structured)
- Status: Under construction
- Project Valuation: \$8.5 million



Private Opportunities

128 State Street Condominiums:

- Location: 196 State Street
- Number of Units: 125 condominiums
- Parking: 167 stalls (structured)
- Status – under construction
- Project Valuation: \$18.9 million



Private Opportunities

Bungee Studios

Office:

- Location: 424 Kirkland Way
- Office Square Footage: Remodel of former hardware store into 25,185 s.f. tech. office
- Parking: 61 stalls (surface)
- Project Valuation: \$3.9 million



Private Opportunities

Merrill Gardens Assisted Living:

- Location: 201 Kirkland Avenue
- Number of Units: 116 assisted living units (used "bonus" 5th story for residential)
- Retail Square Footage: 6,613 s.f.
- Parking: 141 stalls (structured)
- Status: Building permit pending
- Project Valuation: \$19.3 million



Public/Private

- Lake & Central
 - Location: City parking lot and US Bank site
 - Number of Units: *proposed 3 stories over retail*
 - Retail Square Footage: *proposed +28,000 s.f. urban grocery & new US Bank*
 - Parking: *proposed 256 stalls, 2 levels of underground parking, 58 public replacement on-site*
 - Status: Sale rejected by City due to citizen concerns following extensive public process
 - Project Valuation: *not determined (City property appraised at \$1.9 million)*



Developer's view



Citizen's view

DSP Implementation

The following projects identified in the DSP have not been pursued:

- Resume DAT deliberation of potential lakefront strategies regarding ferry and breakwater/marina
- Develop pedestrian spine concept between Park Place and the Lakefront including street and sidewalk improvements for Park Lane