

PETER KIRK PARK MASTER PLAN

KIRKLAND, WASHINGTON

LEGEND

- KIRKLAND PERFORMANCE CENTER 1
- SENIOR CENTER 2
- TEEN CENTER 3
- PARK PLACE CENTER 4
- LEE JOHNSON FIELD 5
- REGIONAL BUS STATION 6
- PATHWAYS 7
- LIBRARY 8
- PETER KIRK PARK 9
- TENNIS COURTS 10
- CHILDREN'S PLAY AREA 11
- SKATEPARK 12

SITE INFORMATION

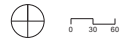
EXISTING PARK LAWN: 117,725 SF
 EXISTING IMPERVIOUS SURFACES: 69,450 SF
 EXISTING LEE JOHNSON BASEBALL FIELD: 110,225 SF

GENERAL INFORMATION

The Peter Kirk Master Plan study was commissioned after a proposal for this work was submitted by Becker Architects and reviewed by Kurt Triplett, the City of Kirkland City Manager and the Kirkland City Council. The study proposes the placement of underground parking at the existing Peter Kirk Park and the Lee Johnson Baseball Field with access to the parking garage at Central Way and the Senior Center access drive, an indoor Aquatic and Fitness Center with retail along Central Way, outdoor tennis courts, covered seating at the baseball field, adding a soccer field at the baseball field and expanding the seating, an outdoor seating and a stage area adjacent to the existing Kirkland Performance Center, new walkways to join the new Kirkland Park Place to the east with the existing downtown area and the new proposed marina docks to the west, a new skateboard facility, and pathway lighting. The intent of the study was to provide new facilities in the park without substantially reducing the existing square footage of the lawn area.

Other strategies explore energy efficiencies at the Aquatic and Fitness Center by using photovoltaic roof panels, geothermal and capturing heat from the existing King County sewer pumping station located across the street from the baseball field.

Presently, the existing swimming facilities are only used three months of the year. The new Aquatic & Fitness Center will provide the City of Kirkland with a year around indoor facility that will be tied in with revenue producing retail spaces along Central Way to the north.



SITE PLAN

BECKER ARCHITECTS



EXISTING

UNDERGROUND PARKING GARAGE NARRATIVE

THE FOLLOWING COMMENTS ARE FROM KURT TRIPLET, CITY MANAGER FOR THE CITY OF KIRKLAND

For many years the residents and downtown businesses of Kirkland have discussed the potential of creating a parking garage under Peter Kirk Park to increase the parking capacity downtown. Potential uses of the new parking include serving existing under parked facilities such as the Kirkland Performance Center, Peter Kirk Community Center, Lee Johnson Field, the Peter Kirk pool, the Kirkland transit center, and the Kirkland library, as well as downtown businesses and events. Additional parking capacity also provides the potential to support new economic development and recreational and civic activities downtown. In the spring of 2017 the Council decided to investigate whether such a structure was feasible from both an engineering and financial standpoint.

At the May 2, 2017 City Council meeting, the Council approved use of \$15,000 of the Council Special Projects Reserve to allow the City Manager to executive a professional services contract to develop parking concepts and preliminary costs for parking options under Peter Kirk Park. The Council formally approved a fiscal note for the work at the May 16, 2017 Council meeting.

The City Manager contracted with Becker Architects, led by Robert Becker who is the Principal Architect of the firm. As head designer, Mr. Becker has designed public buildings, theaters, university buildings, schools, churches, homes, stores, and fire stations.

The initial scope of work was for Becker Architects to evaluate what a reasonable maximum amount of parking could be that also allowed Peter Kirk Park to retain its open space and recreational uses.

Parking Garage Uses and Peter Kirk Park Enhancements

The potential high cost of underground parking also raised the question of identifying sufficient value from such an investment to make the project financially viable for the City. The City Manager therefore asked Becker Architects to provide some additional concepts of how Peter Kirk Park might be enhanced to maximize the recreation and economic development benefits of a parking garage under the park. In particular the City Manager asked for an evaluation of an aquatic and recreation center and for an artificial turf sports field at Peter Kirk as both of those ideas have been often raised in past community discussions. The scope was revised to include concepts for how the park might be redeveloped and enhanced to significantly increase the public benefit.

The purpose of this study is to provide costs and concepts for City Council and community information and comment. Additional information such as potential revenue stream analysis could be developed as a Phase 2 study if the Council and the community desire to explore any of these concepts further.



PARKING NARRATIVE

AQUATIC & FITNESS CENTER ENERGY / ENVIRONMENTAL CONCEPTS

SCHEMES A, B & C

- GEOTHERMAL HEAT SOURCE OR
- HEAT TRANSFER OF 1 MILLION GALLONS / DAY @ ~60F AT KING COUNTY WASTEWATER STATION ON 3RD STREET IN 'WET WELL'
- EXTRA ROOF INSULATION (R-50), TRIPLE GLAZING WITH THERMALLY BROKEN FRAMES, AND WALL INSULATION (R-30)
- PHOTOVOLTAIC ROOF PANELS
- SKYLIGHTS FOR NATURAL LIGHT

SCHEME D

- SEAMLESSLY INTEGRATED INTO THE PARK AS ENVIRONMENTAL SCULPTURE

SCHEMES A, B, C & D

- LANDSCAPE OPEN TREE WELLS FOR NATURAL VENTILATION AND DAYLIGHT AT GARAGE
- EXISTING SWIMMING POOL, WADING POOL & BACKWASH VAULT CONVERTED TO SITE WATER RETENTION VAULTS FOR IRRIGATION



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- OUTDOOR BERMED SEATING AREA 16
- OUTDOOR STAGE 17
- SKATE PARK 18
- OPEN NATURAL VENTILATION 19
- COVERED SEATING 20
- SOCCER / LACROSSE FIELD 21
- OUTDOOR HARDSCAPE / SUNBATHING 22
- MECH / ELEC / POOL EQUIPMENT 23
- STAIR / ELEVATOR 24
- EXISTING POOLS - SITE RETENTIONS 25
- SCHEME C - LOWER LEVEL 26

SITE INFORMATION

TOTAL PARKING: 1,474 STALLS

EXISTING PARK LAWN: 117,725 SF
 EXISTING IMPERVIOUS SURFACES: 69,450 SF
 EXISTING LEE JOHNSON BASEBALL FIELD:
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PROPOSED PARK LAWN:
 PROPOSED IMPERVIOUS SURFACES:
 PROPOSED LEE JOHNSON BASEBALL FIELD:

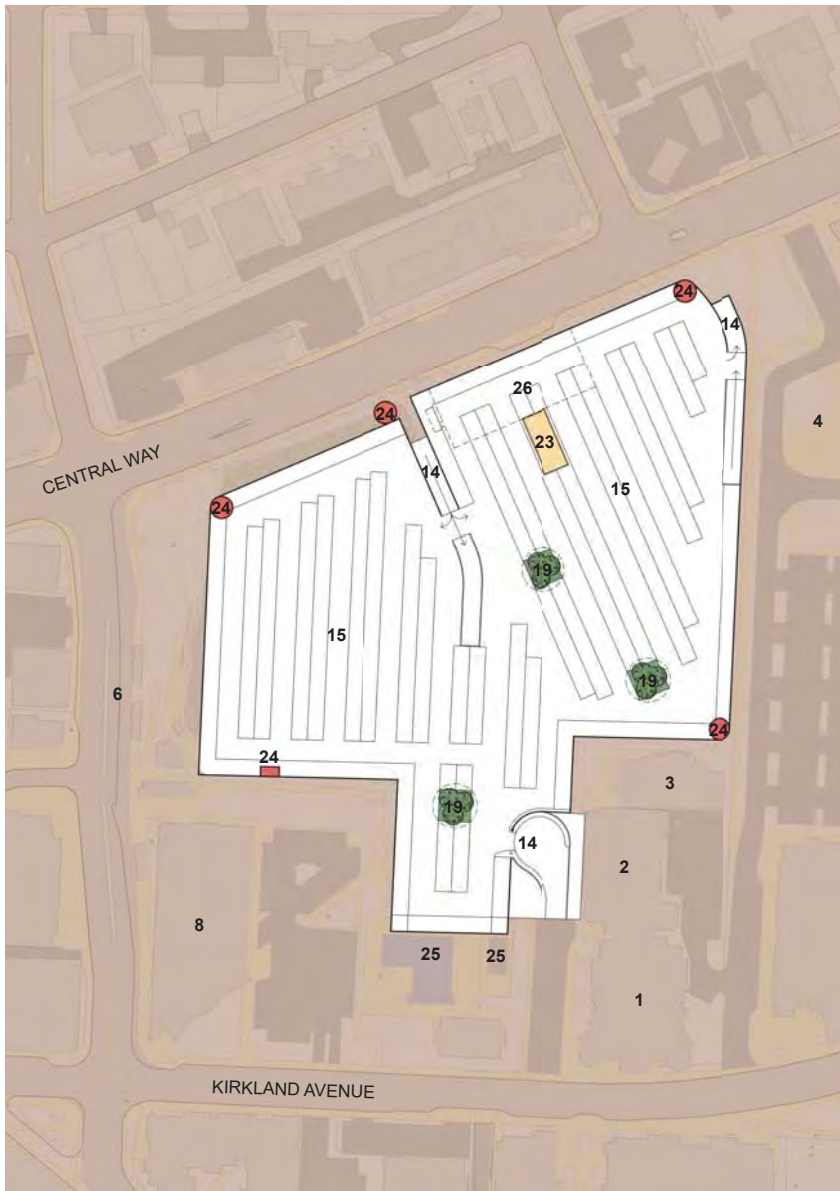
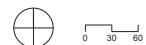
GENERAL INFORMATION

A two-level underground parking garage, under Peter Kirk Park and Lee Johnson Baseball Field is shown with 1,474 stalls. Stalls are drawn 10 feet wide and 18 feet deep. Entrance and exit ramps are located at Central Way. An additional entrance/exit is shown at the southeast corner of the garage adjacent to the Senior Center with access from Kirkland Avenue. Three 50 foot round natural light/ventilation holes are located within the park. These holes reach down into the parking garage and trees and natural vegetation will grow from the bottom of the garage up into the park. These will allow natural light and landscaping to reach down into the garage as well as provide natural ventilation and absorb carbon dioxide.

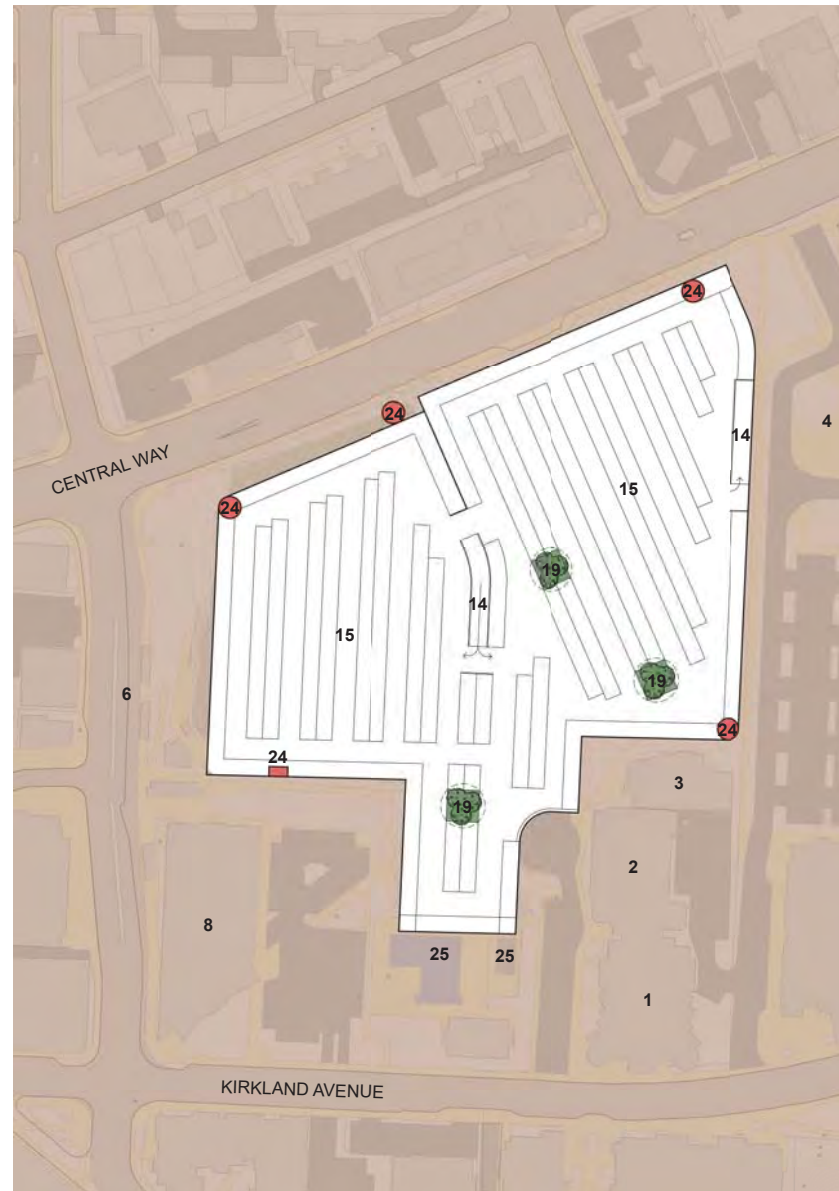
Under the Aquatic and Fitness Center, a mechanical and electrical room is located. Also in this room would be located the swimming pools medium pressure ultra violet filtration systems, pumps, etc.

This parking garage will offer parking for those using the baseball field, Aquatic and Fitness Center, outdoor bermed seating area at the Kirkland Performance Center, as well as badly needed additional parking for the downtown area and regional bus station.

This parking structure will not erode valuable green park space, but be tucked under the park.



LEVEL -1 PARKING
 730 STALLS @ 10' WIDE



LEVEL -2 PARKING
 744 STALLS @ 10' WIDE

A,B,C&D1.2

GARAGE PLAN A,B,C&D
 BECKER ARCHITECTS

11.17

PETER KIRK PARK MASTER PLAN KIRKLAND, WASHINGTON

LEGEND

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- MEN'S LOCKERS / SHOWERS ROOM 4
- M/E & JANITOR 5
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- BALCONY SCORE TABLE 23
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- PARKING GARAGE 25
- MECH / ELEC / POOL EQUIPMENT 26
- GEOTHERMAL 27

GENERAL INFORMATION

Kirkland Aquatic and Sports Center is proposed to meet the needs of an indoor recreation facility for the residents of Kirkland. This facility is to be located at the north side of Peter Kirk Park on Central Way. It will be at the center of Kirkland, adjacent to the Library, Teen Center, Senior Center, Kirkland Performance Center and in Peter Kirk Park.

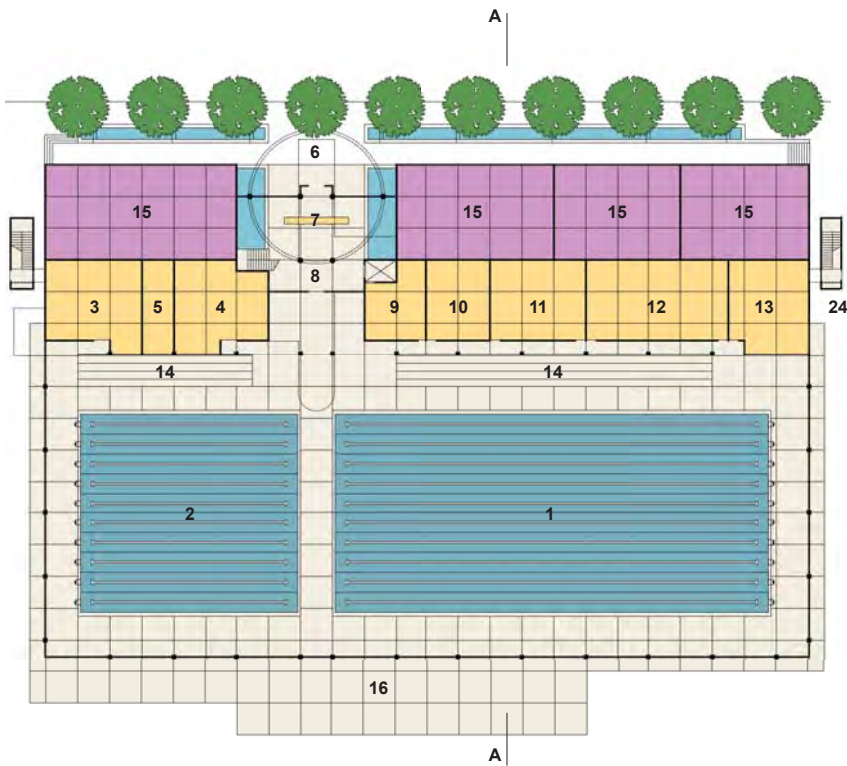
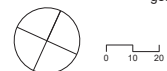
Parking below the park and the Aquatic and Sports Center, in addition to its proximity to the regional bus center and access to I-405 make it an easy facility to access.

A 50-meter (2-meter-deep competition/recreation pool and a 25-meter pool with an adjustable floor will allow for competition/recreation (1 meter to 2.5 meter-depth)/water aerobics/water polo (2.13 meter depth)/synchronized swim. Bleachers are shown along the sidelines of the pools.

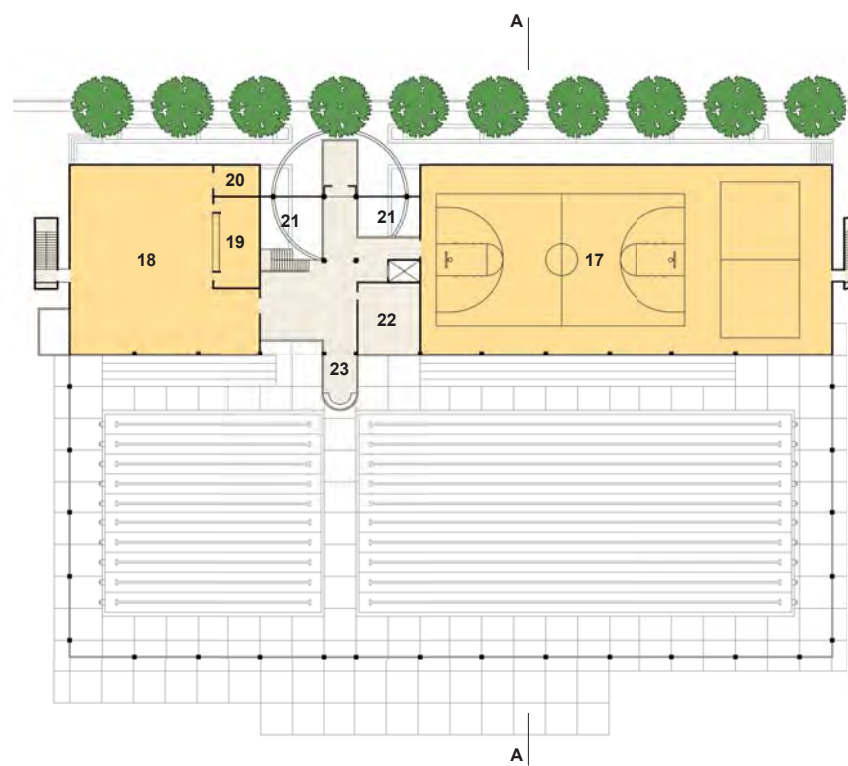
In addition to the pools, lockers/showers/toilets, various meeting rooms, children's watch room, a gym, and a Community Hall with a kitchen and storage are planned.

Along Central Way, 8,200 SF of retail is proposed.

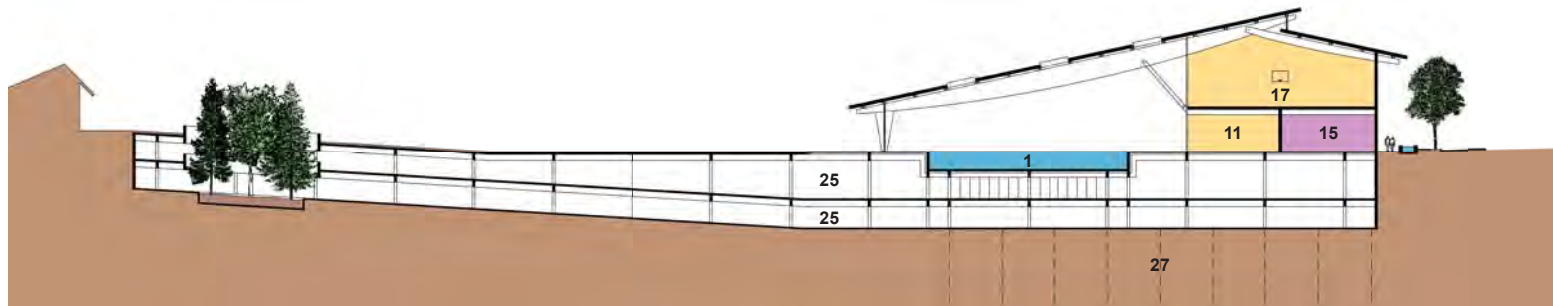
A mechanical/electrical room is proposed at the parking level. This space, which will be visible of those in the parking garage will showcase the medium pressure ultra violet filtration equipment for the pools. Geothermal, photovoltaic roof panels, heat recovery from the KC pump station and extra insulation are strategies to be used to strive for Net-Zero Energy goals.



LEVEL 1



LEVEL 2



SECTION A-A

A1.3

AQUATIC & FITNESS CENTER - A

BECKER ARCHITECTS

11.17

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- EXPANDED SEATING 23
- CONTROL AND LIGHTING BOOTH 24

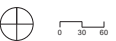
SITE INFORMATION

- TOTAL PARKING: 1,474 STALLS
- EXISTING PARK LAWN: 117,725 SF
- EXISTING IMPERVIOUS SURFACES: 69,450 SF
- EXISTING LEE JOHNSON BASEBALL FIELD: 110,225 SF
- PROPOSED PARK LAWN: 107,510 SF
- PROPOSED IMPERVIOUS SURFACES: 79,665 SF
- PROPOSED LEE JOHNSON BASEBALL FIELD: 104,350 SF

GENERAL INFORMATION

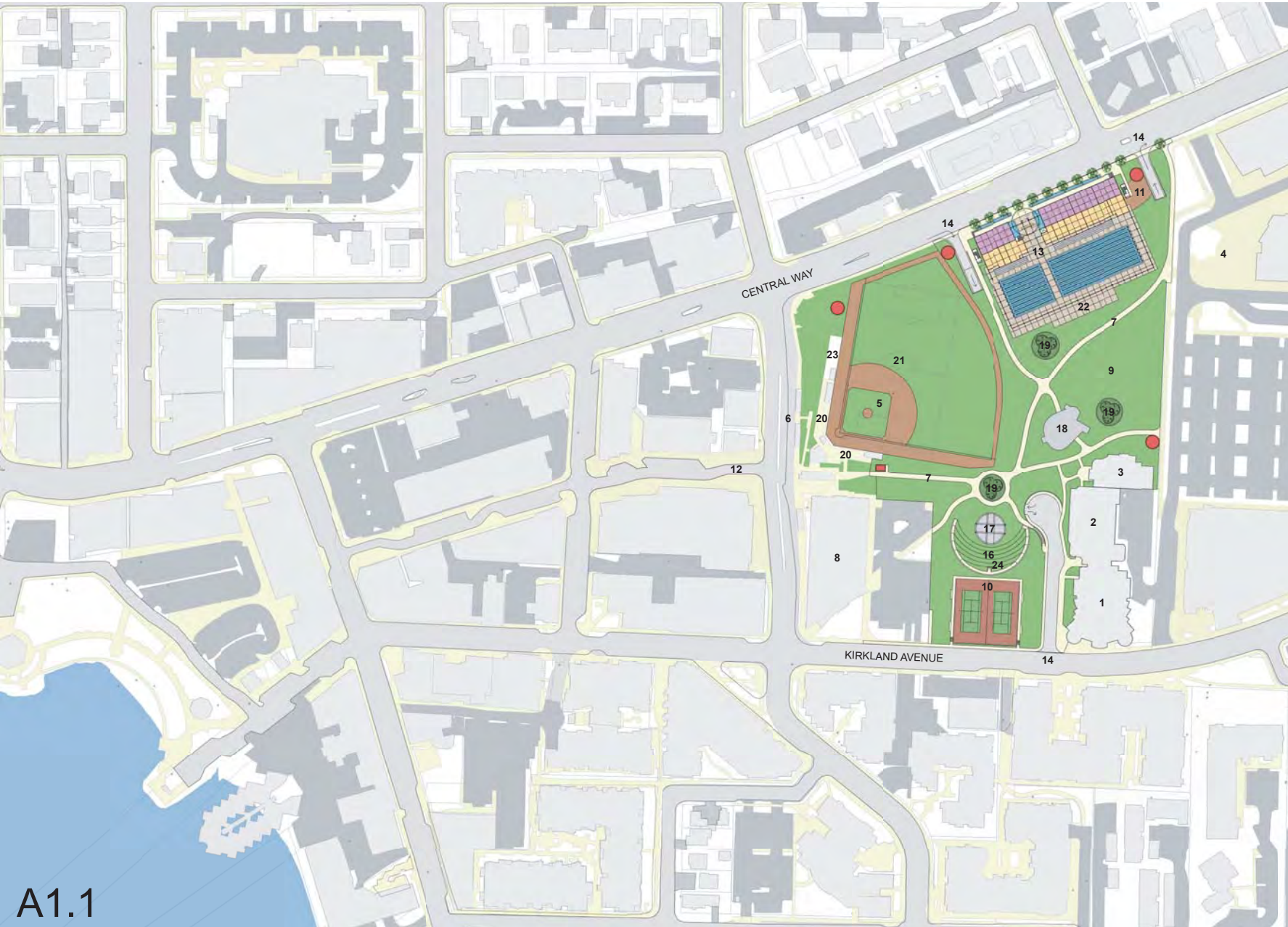
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Other strategies will explore energy efficiencies at the Aquatic and Fitness Center by using photovoltaic roof panels, geothermal and capturing heat from the existing King County sewer pumping station located across the street from the baseball field.



SITE PLAN A

BECKER ARCHITECTS



PETER KIRK PARK MASTER PLAN KIRKLAND, WASHINGTON

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- 50 METER POOL - 10 LANES / 2M DEEP 1
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- WHIRLPOOL 29
- RIVERRUN 30
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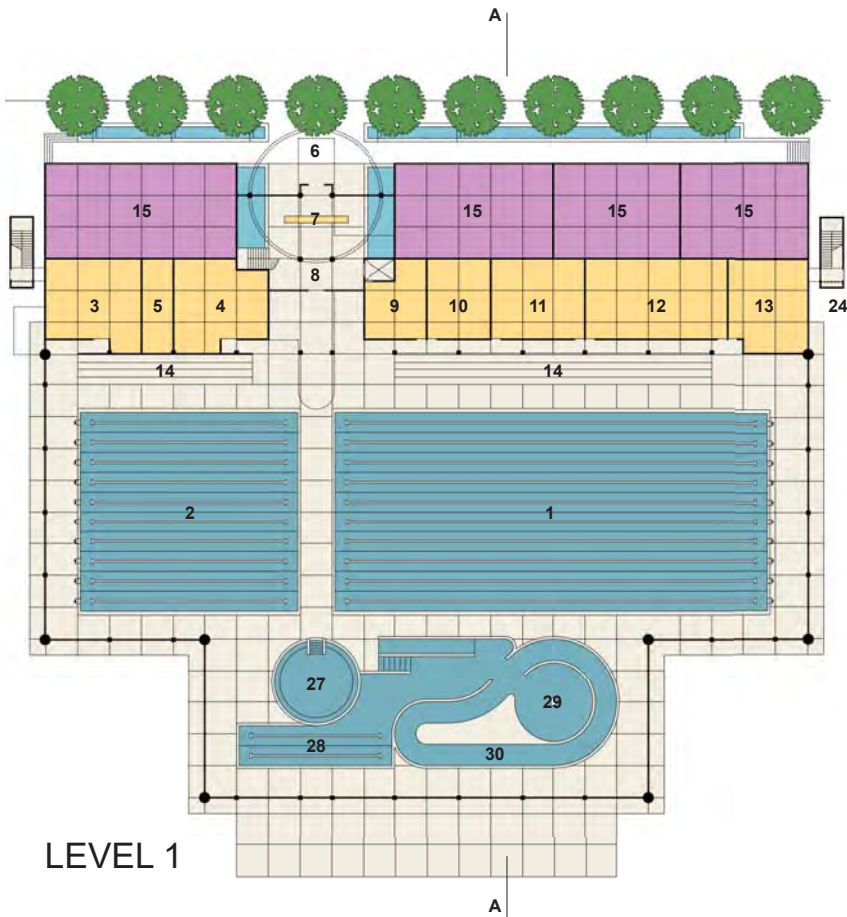
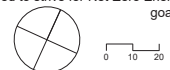
Parking below the park and the Aquatic and Sports Center, in addition to its proximity to the regional bus center and access to I-405 make it an easy facility to access.

A 50-meter (2-meter-deep competition/recreation pool and a 25-meter pool with an adjustable floor will allow for competition/recreation (1 meter to 2.5 meter-depth)/water aerobics/water polo (2.13 meter depth)/synchronized swim. A spa, river run, and lap pool / water aerobics pool is also shown. Bleachers are shown along the sidelines of the pools.

In addition to the pools, lockers/showers/toilets, various meeting rooms, children's watch room, a gym, and a Community Hall with a kitchen and storage are planned.

Along Central Way, 8,200 SF of retail is proposed.

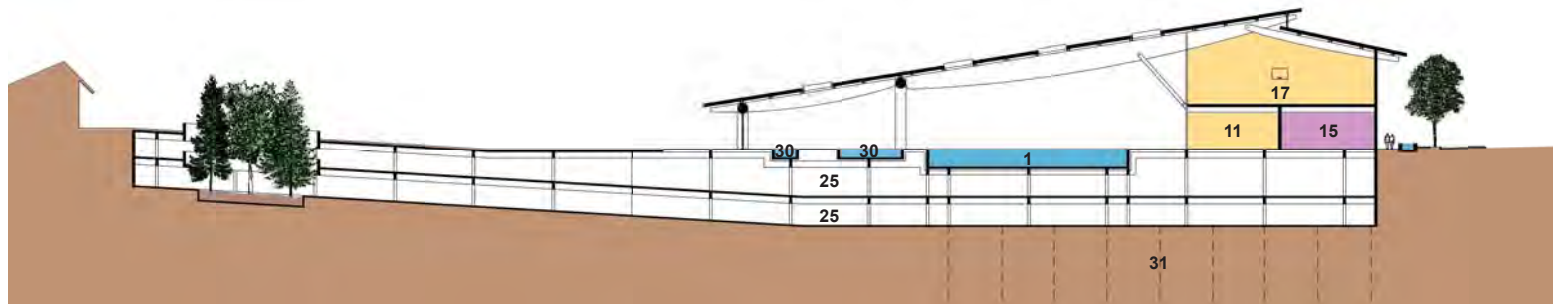
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LEVEL 1



LEVEL 2



SECTION A-A

B1.3

AQUATIC & FITNESS CENTER - B

BECKER ARCHITECTS

11.17

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KIRKLAND, WASHINGTON

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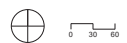
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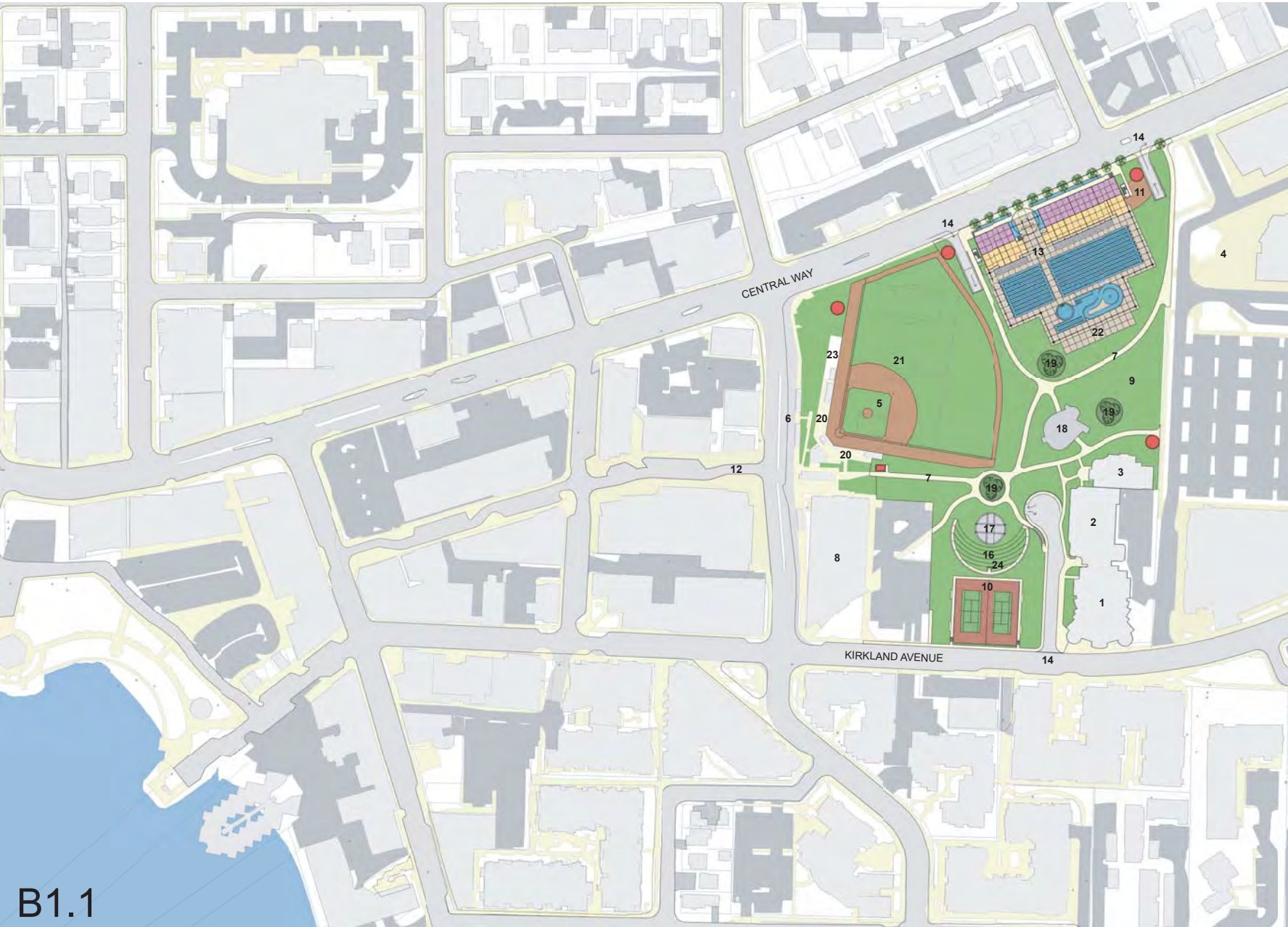
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SITE PLAN B

BECKER ARCHITECTS



PETER KIRK PARK MASTER PLAN KIRKLAND, WASHINGTON

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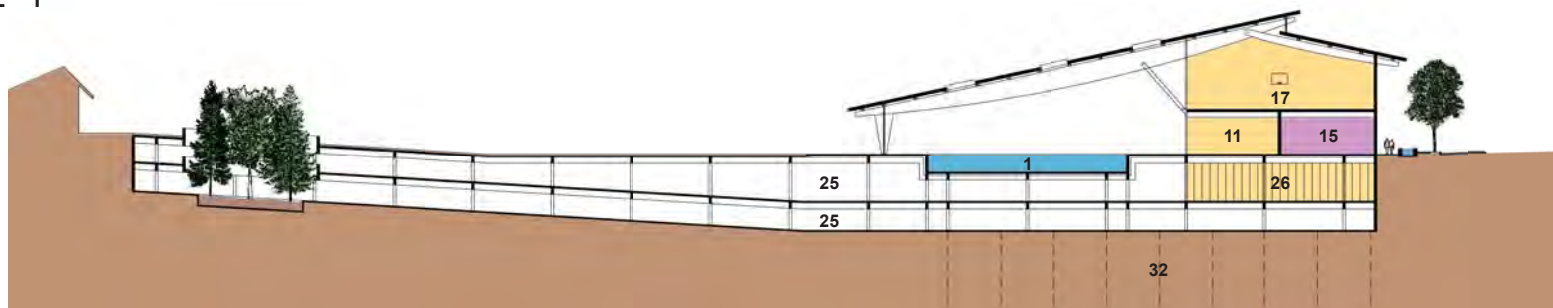
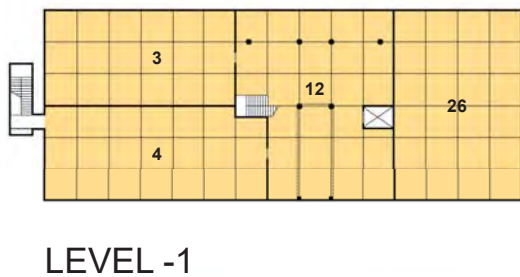
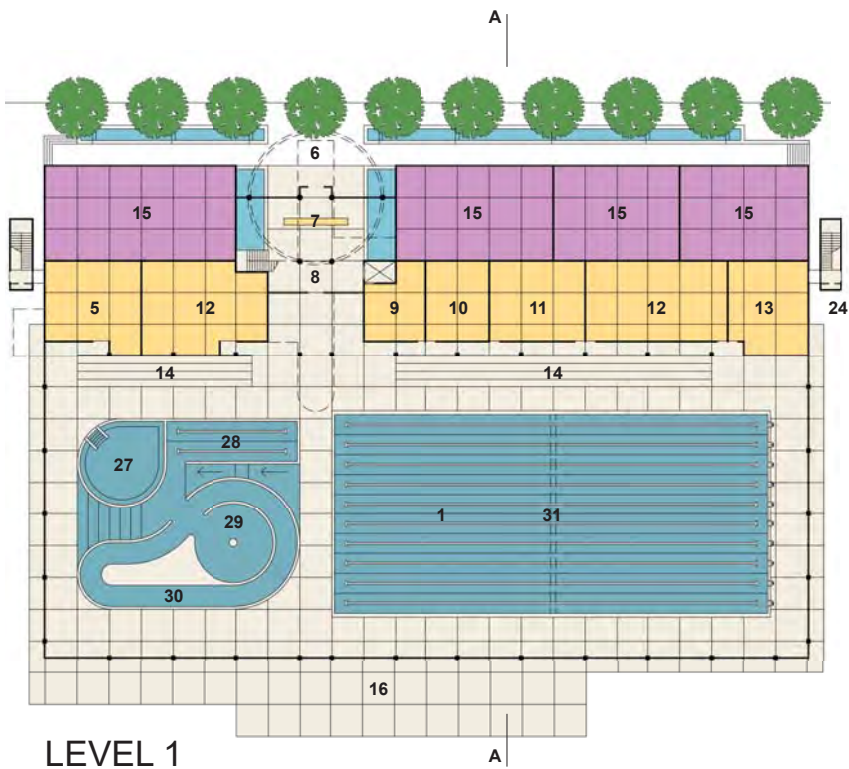
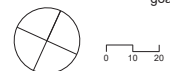
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C1.3

AQUATIC & FITNESS CENTER - C

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- COVERED SEATING 20
- SOCCER / LACROSSE FIELD 21
- OUTDOOR HARDSCAPE / SUNBATHING 22
- EXPANDED SEATING - 4,500 SEATS 23
- CONTROL AND LIGHTING BOOTH 24

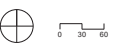
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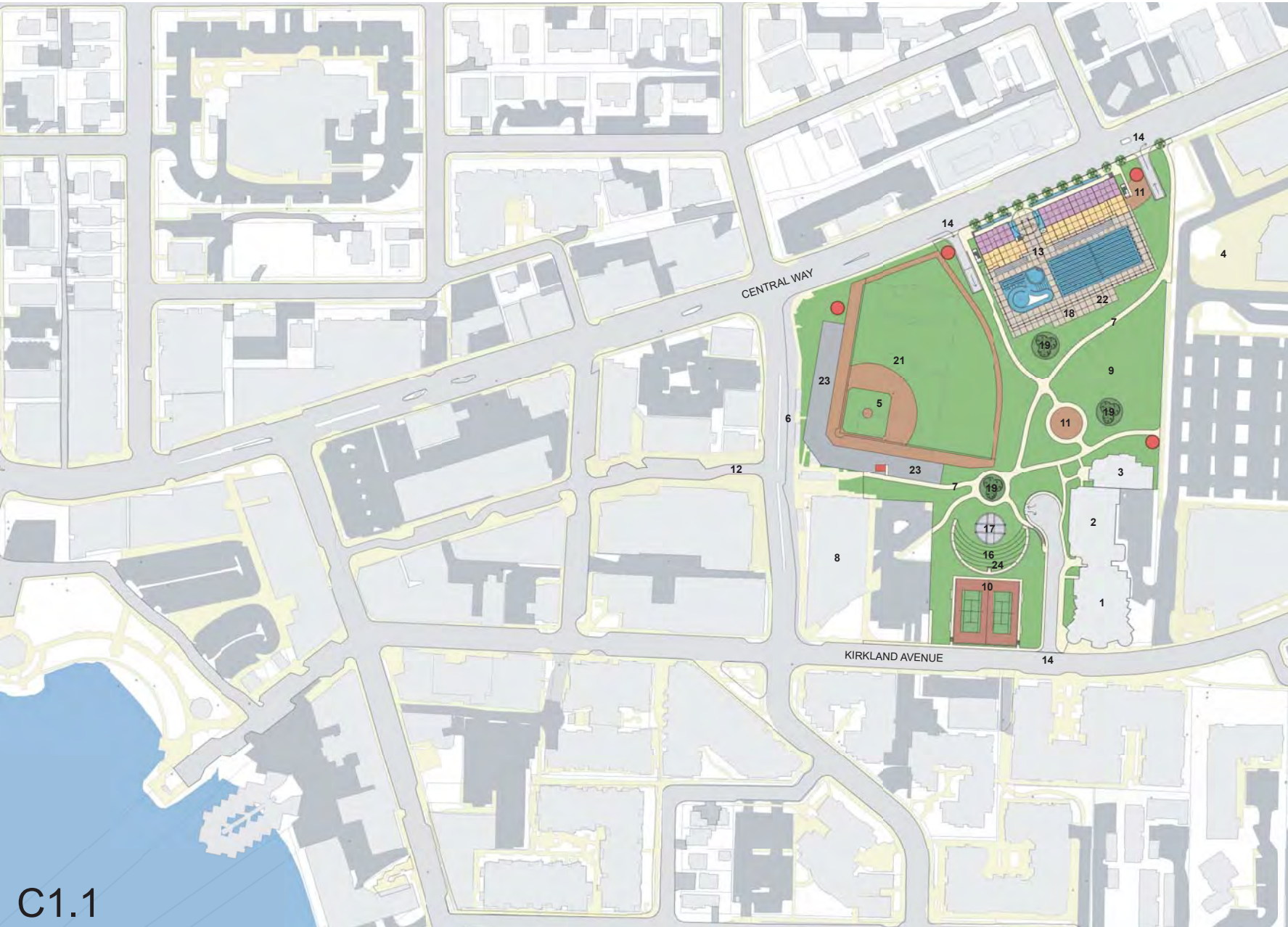
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SITE PLAN C

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- 50 METER POOL - 10 LANES / 2M DEEP 1
- 25 METER POOL - 10 LANES / 2M DEEP 2
- WOMEN'S LOCKERS / SHOWERS ROOM 3
- MEN'S LOCKERS / SHOWERS ROOM 4
- M/E & JANITOR 5
- ENTRY 6
- CONTROL 7
- VESTIBULE LOBBY 8
- OFFICE / MANAGEMENT 9
- MEETING / PARTY ROOM 10
- WOOD FLOOR STUDIO 11
- FITNESS CENTER 12
- CHILD WATCH ROOM 13
- SEATING FOR 430 14
- RETAIL 15
- OUTDOOR HARDSCAPE / SUNBATHING 16
- GYM 17
- BASKETBALL / VOLLEYBALL / BADMINTON / PADDLE BALL 18
- COMMUNITY HALL 18
- KITCHEN 19
- STORAGE 20
- OPEN TO BELOW 21
- PROGRAM CLASSROOM 22
- BALCONY SCORE TABLE 23
- OUTDOOR CHILDREN'S PLAY AREA 24
- PARKING GARAGE 25
- MECH / ELEC / POOL EQUIPMENT 26
- SPA 27
- LAP POOL / WATER AEROBICS 28
- WHIRLPOOL 29
- RIVERRUN 30
- MOVABLE BULKHEAD 31
- GEOTHERMAL 32

GENERAL INFORMATION

Kirkland Aquatic and Sports Center is proposed as environmental sculpture seamlessly integrated into the park to meet the needs of an indoor recreation facility for the residents of Kirkland. This facility is to be located at the north side of Peter Kirk Park on Central Way. It will be at the center of Kirkland, adjacent to the Library, Teen Center, Senior Center, Kirkland Performance Center and in Peter Kirk Park.

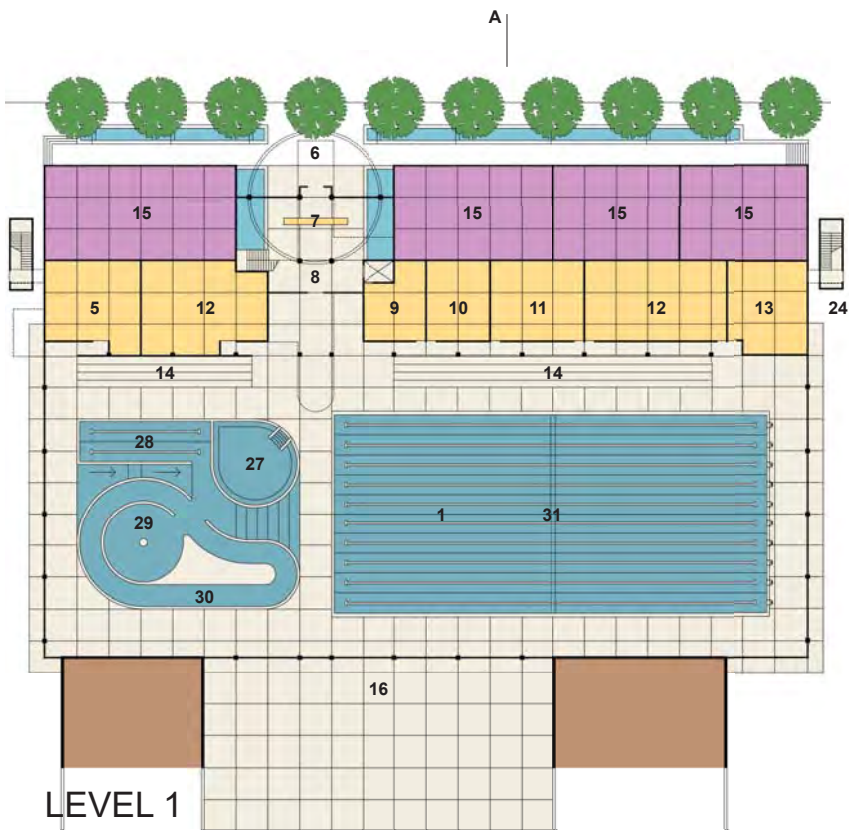
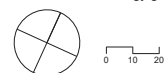
Parking below the park and the Aquatic and Sports Center, in addition to its proximity to the regional bus center and access to I-405 make easy to access.

A 50-meter (2-meter-deep competition/recreation pool with an adjustable bulkhead) to create two 25 meter pools. An adjustable floor will allow for competition/recreation (1 meter to 2.5 meter-depth)/water aerobics/water polo (2.13 meter depth)/synchronized swim. Bleachers are shown at the sides of the pools.

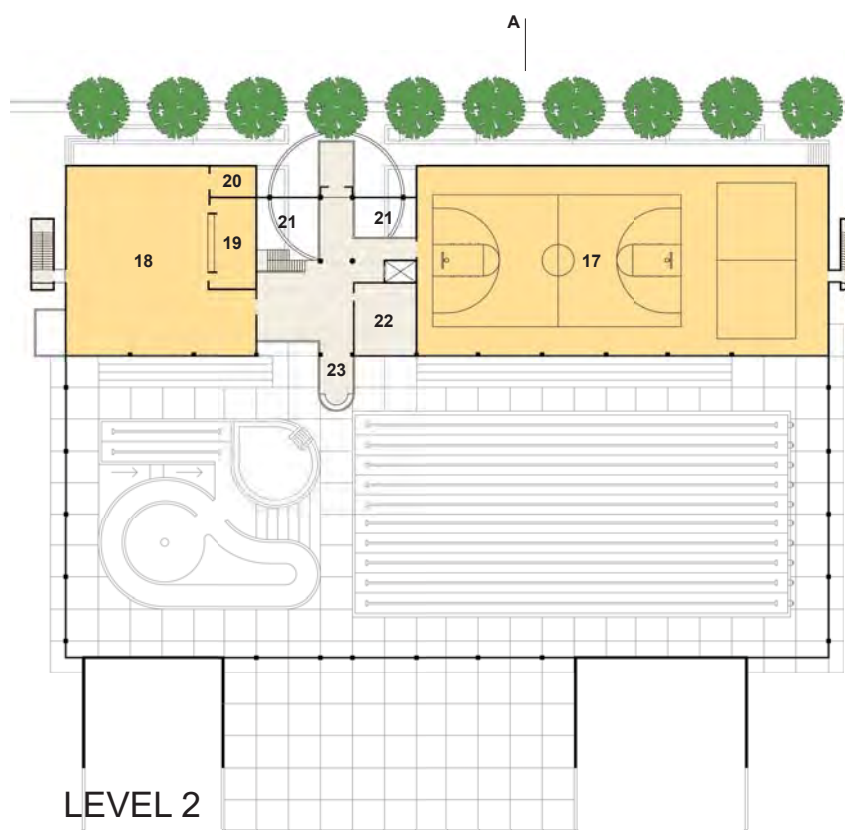
In addition to the pools, lockers/showers/toilets, various meeting rooms, children's watch room, a gym, and a Community Hall with a kitchen and storage.

Along Central Way, 8,200 SF of retail is proposed.

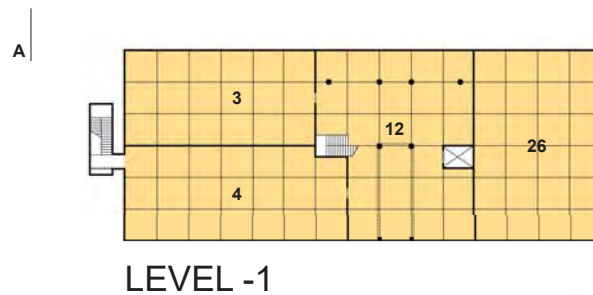
A mechanical/electrical room is proposed at the parking level. This space, which will be visible of those in the parking garage will showcase the medium pressure ultra violet filtration equipment for the pools. Geothermal, heat recovery from the KC pump station and extra insulation are strategies to be used to strive for Net-Zero Energy goals.



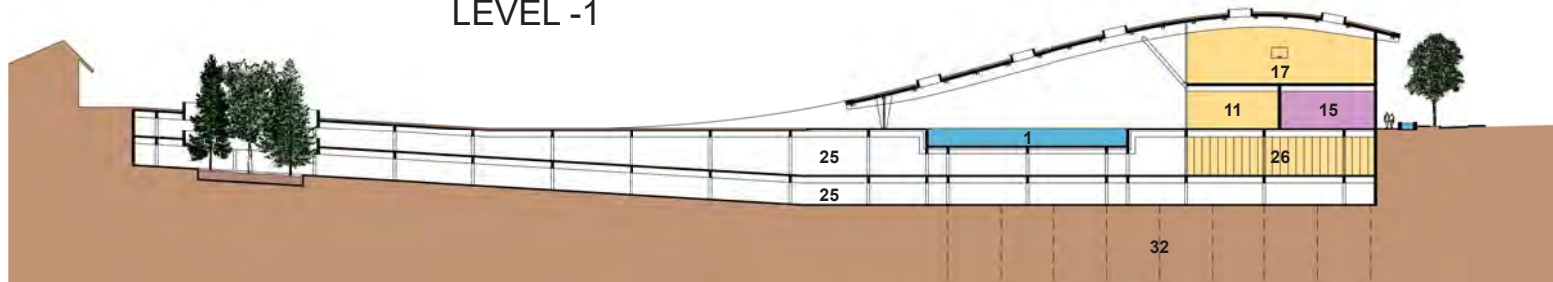
LEVEL 1



LEVEL 2



LEVEL -1



SECTION A-A

D1.3

AQUATIC & FITNESS CENTER - D

BECKER ARCHITECTS

11.17

PETER KIRK PARK MASTER PLAN

KIRKLAND, WASHINGTON

LEGEND

- KIRKLAND PERFORMANCE CENTER 1
- SENIOR CENTER 2
- TEEN CENTER 3
- PARK PLACE CENTER 4
- LEE JOHNSON FIELD 5
- REGIONAL BUS STATION 6
- PATHWAYS 7
- LIBRARY 8
- PETER KIRK PARK 9
- NEW TENNIS COURTS 10
- NEW CHILDREN'S PLAY AREA 11
- PEDESTRIAN LINK TO MARINA PARK 12
- NEW AQUATIC & FITNESS CENTER 13
- ACCESS TO UNDERGROUND PARKING 14
- UNDERGROUND PARKING GARAGE 15
- OUTDOOR BERMED SEATING AREA 16
- OUTDOOR STAGE 17
- WATER SPRAY AREA 18
- OPEN NATURAL VENTILATION 19
- COVERED SEATING 20
- SOCCER / LACROSSE FIELD 21
- OUTDOOR HARDSCAPE / SUNBATHING 22
- EXPANDED SEATING - 4,500 SEATS 23
- CONTROL AND LIGHTING BOOTH 24

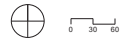
SITE INFORMATION

- TOTAL PARKING: 1,474 STALLS
- EXISTING PARK LAWN: 117,725 SF
- EXISTING IMPERVIOUS SURFACES: 69,450 SF
- EXISTING LEE JOHNSON BASEBALL FIELD: 110,225 SF
- PROPOSED PARK LAWN: 157,510 SF
- PROPOSED IMPERVIOUS SURFACES: 29,865 SF
- PROPOSED LEE JOHNSON BASEBALL FIELD: 104,350 SF

GENERAL INFORMATION

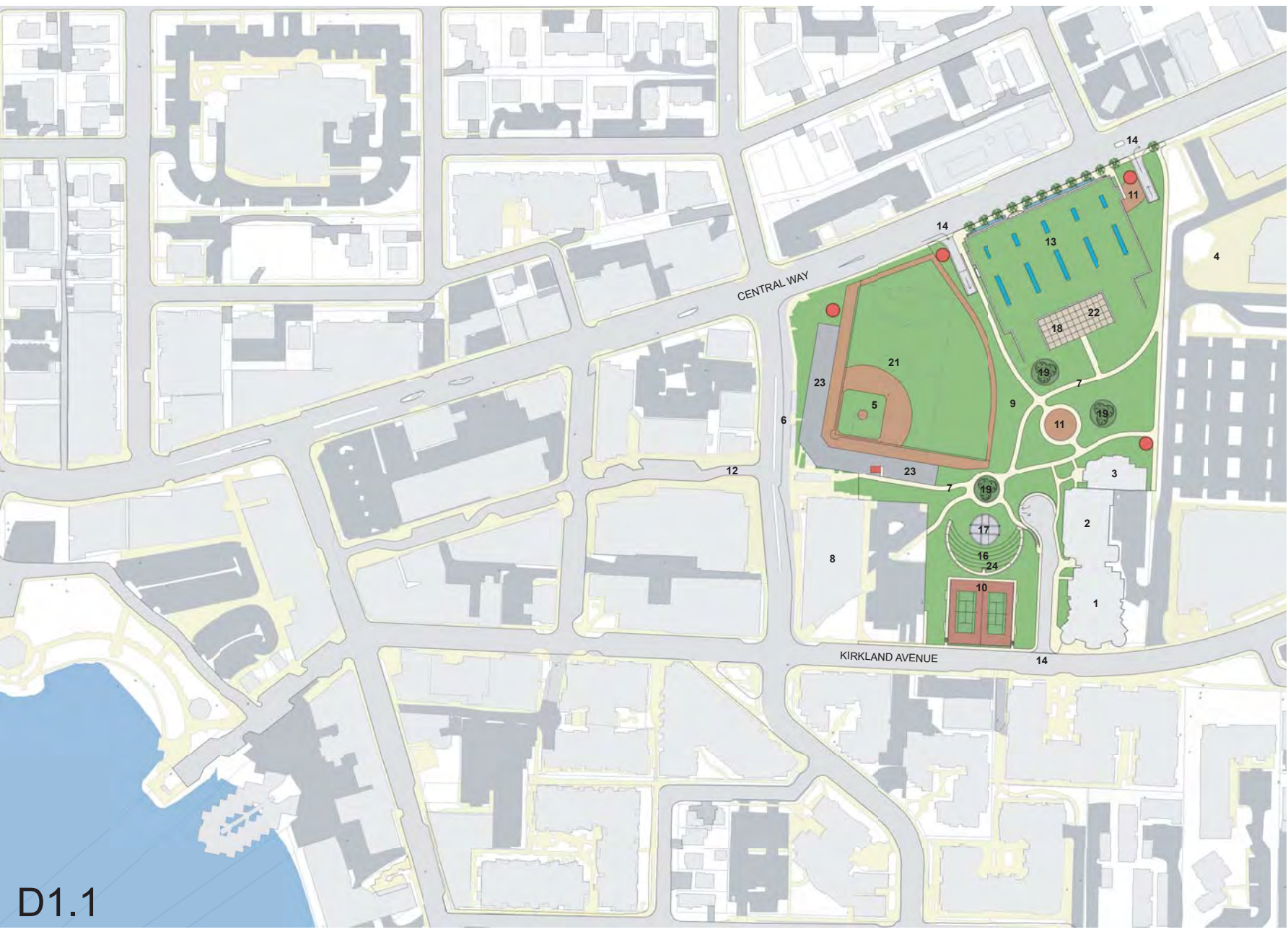
The study proposes the placement of underground parking at the park and the Lee Johnson Baseball Field with access to the parking garage at Central Way and the Senior Center access drive, an indoor Aquatic and Fitness Center with retail along Central Way, outdoor tennis courts, covered seating at the baseball field, adding a soccer field at the baseball field, and expanding the seating, an outdoor seating and a stage area adjacent to the existing Kirkland Performance Center, new walkways to join the new Kirkland Park Place to the east with the existing downtown area and the new proposed marina docks to the west, a new skateboard facility, and landscaping with pathway lighting. The intent of the study was to provide new facilities in the park without reducing the existing square footage of the lawn area.

Other strategies will explore energy efficiencies at the Aquatic and Fitness Center by using geothermal and capturing heat from the existing King County sewer pumping station located across the street from the baseball field. The Center is designed as environmental sculpture seamlessly integrated into the park.



SITE PLAN D

BECKER ARCHITECTS



COST ESTIMATE

	LOW	HIGH
• INITIAL SITE WORK / UNDERGROUND PARKING GARAGE	\$86M	\$96M
• AQUATIC & FITNESS CENTER	\$55M	\$63M
• ON-SITE IMPROVEMENTS	\$9M	\$14M
• OFF-SITE IMPROVEMENTS	\$1M	\$2M

* ABOVE COSTS INCLUDE 15% ESCALATION OF
CONSTRUCTION COSTS / WSST / SOFT COSTS @ 22%



REVENUE GENERATING IDEAS

- 8,200 SF OF RETAIL ON CENTRAL WAY
- AQUATIC & FITNESS CENTER
 - GENERAL SWIMMING FEES
 - POOL RENTAL - PARTIES / WATER POLO / WATER AEROBICS / SWIM LESSONS
 - MEETINGS / PARTY ROOM RENTAL
 - WOOD FLOOR STUDIO RENTAL
 - FITNESS CENTER FEES
 - CHILDREN WATCH FEES
 - COMMUNITY ROOM / WARMING ROOM RENTAL
- LEE JOHNSON BASEBALL FIELD
 - GENERAL ADMISSION FOR CLASS A TEAMS
 - BASEBALL RENTAL
 - LACROSSE RENTAL
 - SOCCER RENTAL
- OUTDOOR BERMED THEATER SEATING AREA
 - PLAYS
 - CONCERTS
- LIGHTED TENNIS COURTS
 - LESSONS
 - GENERAL USE WITH NIGHT LIGHTING
- KIRKLAND ARTS & CRAFTS FAIR
 - KIRKLAND CAN HOST THE LARGEST, AWARD-WINNING ARTS & CRAFTS FESTIVAL IN THE NORTHWEST, EXHIBITING NATIONAL DESIGNERS, ARTIST, AND CRAFTS PEOPLE. KIRKLAND COULD SET UP OVER 300 ARTIST SHOWCASING UNIQUE, HANDMADE CRAFT & ART. EXHIBITS COULD BE PLACED IN THE WATERFRONT PARK, PARK LANE, THROUGHOUT PETER KIRK PARK, IN THE UPPER LEVEL OF THE PARKING GARAGE, AND ALONG LAKE STREET (FROM CENTRAL WAY TO 2ND ST). THIS FAIR COULD RIVAL THE BELLEVUE ARTS & CRAFTS FAIR AND HAVE THE ADVANTAGE OF WATER FRONT ACCESS.



REVENUE GENERATING IDEAS



NW PARKING GARAGE ENTRANCE

BECKER ARCHITECTS
11.17



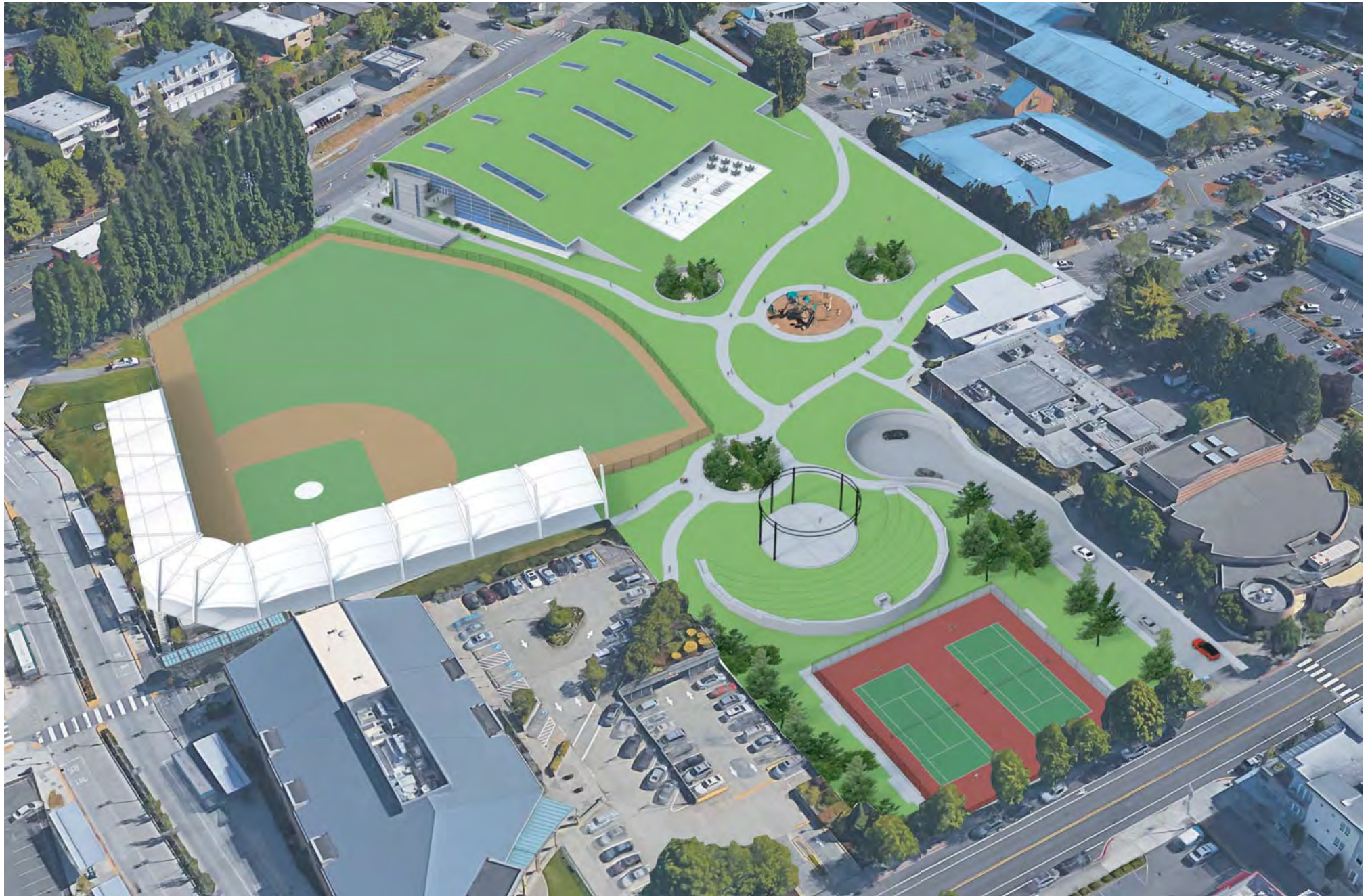
PARKING GARAGE TREE WELLS

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11.17



AQUATIC & FITNESS CENTER - OPTION C

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SE AERIAL VIEW - OPTION D
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