

RESOLUTION R- 3871

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
KIRKLAND APPROVING THE WAVERLY SITE DESIGN
COMPETITION PROGRAM.

Whereas, the City Council finds that it is the public interest to
choose the Waverly Site Park design and designer by a regional
design competition according to the attached design program;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS :

Section 1. The City Council hereby approves the Waverly Site
Design Competition as described in the attached program materials
entitled Attachment A, Attachment B, Attachment C and Attachment
D, which by this reference are incorporated herein.

Passed by majority vote of the Kirkland City Council in regular,
open meeting this 19th day of April, 1994.

Signed in authentication thereof this 19th day of April,
1994.


MAYOR Pro tem

Attest:


City Clerk

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ATTACHMENT A

**WAVERLY PARK DESIGN COMPETITION
DESIGN PROGRAM STATEMENT**

The Waverly Park Site covers 12 acres of public property just northwest of the Kirkland Central Business District. The site also abuts single family residential areas. In 1984 Kirkland voters overwhelmingly approved the purchase of the Waverly Site. The site was owned by the Lake Washington School District and was purchased for \$1.6 million. When the site was purchased, it was occupied by six former school buildings. In 1986, five buildings were demolished and a remaining building on the site called Waverly Hall (former Kirkland Junior High) was demolished in 1987. The original stone archway entrance, however, was required to remain as a condition of the demolition permit.

In 1988, the Kirkland City Council approved an interim improvement plan to the site which included removing dead trees; resurfacing the tennis courts; removing unsightly areas of concrete pathways; replacing unsightly asphalt areas that lined an area along Market Street with grass and refurbishing the south parking lot by filling large potholes and relocating log barriers to define the parking areas. This work was bid and completed in 1989 for approximately \$35,000.

The Kirkland City Council has elected to choose the Waverly Site Park design and designer by a regional design competition. The City of Kirkland is seeking collaborating teams of landscape architects and other design professionals interested in providing design services for the Waverly Site Park. This will be implemented based on the four following goals for the competition.

1. "Re-create" the Waverly Park Site into an innovative urban park space, allowing flexibility in use -- including active and passive, man-made and natural features.
2. Develop a process that will bring local and regional attention to the design of the park.
3. Determine development for the site that is "do-able" and captures the imagination of the citizens of Kirkland.
4. Ensure the evolution of a "civic" open space design that enhances the surrounding land uses: commercial/retail, city government, and residential.

The Kirkland City Council has set a not-to-exceed cost estimate of \$3.5 million for the development of the Waverly Park site. This includes all construction, right-of-way improvements, design fees, taxes, contingencies, and construction supervision. The design must identify options for possible phasing of the sites development to allow for future decision-making in implementing the project based on funding availability and affordability. Funding is not available at this time for development.

The Waverly Park site is a special opportunity for the citizens of Kirkland to create a place of lasting significance in their city. The design of the park must respect the history of Kirkland and the site, be responsive and responsible to contemporary budgetary and operational constraints, as well as a civic open space that is flexible and able to accommodate changing utilization over time -- whether it be day to day

demands or the evolution of activities over years. The design must be timeless, be of a character that does not attach the design to a particular style, and address the primary issues of PLACE in a meaningful way.

A PLACE CENTRAL TO THE CITY OF KIRKLAND

Geographically, Waverly Park lies central to the evolving city. It is adjacent to the downtown retail area that has redeveloped at a scale appropriate to pedestrian use while retaining a sense of the past. It is adjacent to the central marina area including recreational moorages, restaurants and appropriate service retail. It fronts on both multi-family housing and single-family residences. It provides a front yard for a collection of public and civic buildings. From the site, views overlooking the eastern shore of Lake Washington combine with distinct views of the skyline of Seattle and the Olympic Mountains. The prominence of the site is in its location within the historic as well as the evolving urban fabric. The design should respond to the demands of the surrounding uses, yet provide a central place for the city --a "living room" for the civic life of the city.

A PLACE REFLECTING THE VALUES OF THE COMMUNITY

Communities are founded on certain values that transcend time. The early settlers of Kirkland came to this location for specific purposes --to establish a settlement on the banks of Lake Washington as a town where families could grow, feel secure, where neighbors are friends and people who you could count on, where honesty and personal integrity were paramount in everyday dealings. While Kirkland has grown in numbers and diversity over the years, the city continues to attract individuals and families that still care for, and about, small town values. The design of Waverly park needs to recognize these intrinsic values and incorporate them in the overall conception of the place.

A PLACE OF ACTIVITY AND CONTEMPLATION

Creating civic open space is much different than designing civic buildings. The space must allow flexibility of use, both active and passive. It may accommodate large gatherings of citizens for celebrations and events. It should provide space and facilities for group and individual recreation --yet it should also provide these special places that allow people to enjoy quiet contemplation, to watch the flavor of the seasons and contemplate the natural wonders of the Northwest. Land forms, constructions and landscaping should be articulated to expand the opportunities for use, not limit use by being too well defined or specialized.

A PLACE FOR ALL AGES AND ABILITIES

The population of Kirkland is expanding--not only in numbers, but in range of ages and cultural diversity. The interplay of citizens of all ages can be a sharing and respectful experience. A civic place should allow people of all ages to comfortably utilize the different facilities provided in a safe and secure environment. Opportunities for interaction between different age groups and capabilities enhanced by integrating opportunities for others to observe and participate in a more limited manner. The site must be in compliance with the Americans with Disabilities Act.

A PLACE DESIGNED IN RESPONSE TO PUBLIC PROCESS AND DREAMS

The Waverly Park site is to remain in public ownership and the uses of the site shall be for the benefit of the public in general. Countless hours of citizen effort in surveys, task forces, Park Board and City Council meetings have resulted in a list of acceptable uses and improvements that are deemed appropriate for the Waverly site. These uses and improvements indicate the maximum "activity" density that the citizens of Kirkland feel is appropriate for the site, given their knowledge of others parks and recreational opportunities within the City as well as the surrounding region. The appropriate uses identified are as follows:

1. Gardens
2. Site or historical interpretive markers
3. Picnic areas
4. Sport courts/tennis courts/play areas
5. View points
6. Walking and jogging paths and linkages to trails off-site
7. Outdoor amphitheater
8. Open lawn areas
9. Preservation of terraces
10. Structures as necessary to support the uses and improvements above.

A PLACE THAT ENHANCES THE QUALITY OF LIFE FOR THE CITIZENS OF KIRKLAND

Designing Waverly Park should result in a civic place that is owned by the citizens--a place of proud accomplishment, a place to go on a sunny afternoon or to stroll through on a misty morning, a place where you can take out-of-town visitors so they can see what living in Kirkland is all about. And enhancing the quality of civic life also means "responsible" design. The design should minimize maintenance and operation costs and incorporate current technologies in drought resistant planting, bio-filtration systems and resource management. The site should be a landmark of civic open space design that explores and explains these technologies not as museum artifacts, but active systems within the site. By having an extraordinary design that is affordable, both development and operational, the pride and ownership of the citizenry will be immediate and ongoing. Waverly Park should be an asset to the community, not a burden.

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ATTACHMENT B**WAVERLY SITE PARK DESIGN COMPETITION
THE DESIGN COMPETITION PROCESS: REGULATIONS**

These regulations record the rules under which the Design Competition is managed. Agreement by any Designer or Design Team to participate in any facet, event or element of the Design Competition required compliance to any and all rules and regulations.

1. COMPETITION PROCEDURE

- 1.1 **PUBLIC REQUESTS FOR DESIGN TEAM SUBMISSIONS:** Regional advertisement notifying the professional design community that submissions of qualifications and design intent from Design Teams interested in being considered for participation in the Design Competition are being accepted. Interested teams will be sent the Design Competition Packet upon written request.
- 1.2 **QUESTIONS REGARDING REQUEST FOR QUALIFICATIONS:** Questions regarding the information contained in the Request for Design Team Submissions must be submitted to the Competition Advisor. Verbal and telefax questions will be accepted. Questions should be addressed to the Competition Advisor at the Portland address and telephone and fax number (see Section 4).
- 1.3 **RECEIVE DESIGN TEAM SUBMISSIONS:** All submissions must be received at the official competition address no later than 3:00 pm on the day set forth in the official schedule. The Competition Advisor will receive and record responses to the Request for Design Team Submissions, forwarding on to the Jury those that meet the mandatory submission requirements.
- 1.4 **LATE SUBMISSIONS:** A Design Team Submission will be considered late if received at any time after 3:00 pm on the day set forth in the official schedule. Design Team Submissions received after the specified time will not be considered and will be returned unopened to the sender.
- 1.5 **REVIEW DESIGN TEAM SUBMISSIONS:** The Submissions will be screened by the Jury to be interviewed for possible participation in the Design Competition. The Jury will invite a maximum of six Design Teams to appear for interviews.
- 1.6 **INTERVIEW POTENTIAL DESIGN TEAMS FOR DESIGN COMPETITION:** The Jury will conduct 50-minute interviews during which the Design Teams will have 30 minutes for presentation and 20 minutes for response to questions from the Jury.
- 1.7 **SELECT DESIGN TEAMS FOR DESIGN COMPETITIONS:** The Jury will select three Design Teams to participate in the Design Competition. Selected Design teams will enter into a simple form contract with the City of Kirkland, Washington to complete the Competition according to the Design Competition Regulations.
- 1.8 **BRIEFING OF PARTICIPATING DESIGN TEAMS:** The Design Teams selected to compete and the Jury will meet with the Competition Advisor in an open session prior to the commencement of the Design Competition to

receive the official Design Program. The Competition Advisor and representatives of the City of Kirkland, Washington will respond to any questions by the participants. The meeting will include a site visit and presentations by representatives of city departments, technical consultants, and advisors.

- 1.9 **COMPETITION PERIOD:** The participating Design Teams will have a period of approximately 90 days to prepare and submit their Design Concepts.
- 1.10 **QUESTION AND ANSWER PERIODS:** The participating Design Teams will be given three opportunities to submit written questions and requests for additional information in accordance with Section 9 of these Design Competition Regulations. All questions received will be answered and copies of all questions and answers sent simultaneously to all participating Design Teams. The source of specific questions will not be named in the written response from the Competition Advisor.
- 1.11 **MID-COURSE CONCEPT REVIEW:** Each participating Design Team will be invited to one (1) two-hour concept review. The concept review is a working session between the Design Team, the Technical Review Team and the Competition Advisor. The Design Team may utilize the time to their best advantage, and information imparted in the concept review will be held in confidence by all parties participating, provided, however, that program issues arising out of the concept review that affect all the Design Teams will be documented in written form by the Competition Advisor and distributed to all participating Design Teams in the same manner as the questions and answers.
- 1.12 **SUBMISSION OF DESIGN CONCEPTS:** All required drawings will be submitted to a designated location on or before the prescribed time.
- 1.13 **EXAMINATION AND SELECTION OF DESIGN CONCEPTS:** Upon receipt the Competition Advisor and Technical Review Team will examine the Design Concepts to ascertain whether they comply with the mandatory requirements of the Design Program and Design Competition Regulations and will report to the Jury any failure to comply with these requirements. The Jury will satisfy itself of the accuracy of the report of the Competition Advisor and will place out of competition any entry which does not comply with requirements. The Jury will carefully study the Design Program and any officially recorded modifications and will then consider the remaining Design Concepts, considering all drawings and presentations placed in competition, and select the winning Design Concept by majority vote.

In making the selection of the winning Design Concept, the Jury will affirm that it has made no effort to learn the identity of the various Design Teams relative to the Design Concepts and that it had remained in ignorance of such identity until the presentation by the Design Teams and the Jury.

The City agrees that the selection by the Jury will be made within 60 days after the due date for submission of Design Concepts.

- 1.14 **REPORT OF THE JURY:** The Jury will make a full report to the City Manager and City Council which will state its reasons for the selection of the winning Design Concept. Should the Jury find that no proposal fulfills the design and technical criteria, it shall recommend to the city that the

competition process be terminated without selecting a winning Design Concept. A copy of this report will be sent by the Competition Advisor to each participating Design Team.

2. JURY

The Jury is appointed by the City Council and is composed of individuals who have high professional standing in the local design and business community;

- 2.1 Landscape Architect:
- 2.2 Architect:
- 2.3 Artist:
- 2.4 Park Board Member:
- 2.5 Business Community Representative:
- 2.6 Citizen-at-Large:
- 2.7 Educator (Urbanist):

In all meetings of the Jury, the Competition Advisor, as well as selected members of the Technical Review Team, will be available for resource information.

3. AUTHORITY OF JURY

The City of Kirkland, Washington agrees that the Jury has the authority to select the Design Teams for the Design Competition as well as select one of the Design Concepts unless the Jury determines that no Design Concept was submitted that fulfills the requirements of the Design Program.

4. COMPETITION ADVISOR

The Competition Advisor is appointed by the City of Kirkland, Washington to oversee the Design Competition procedure. The Competition Advisor is the sole contact of, and representative for, the Design Teams during the Competition Procedure; will organize and coordinate all activities of the Design Competition to ensure an equitable, open and clear process leading to a decision by the Jury; and will facilitate meetings as required for the orderly execution of the Design Competition. The Competition Advisor for this Design Competition is:

Donald J. Stastny, AIA AICP
Stastny Architects
813 SW Alder, Suite 200
Portland, Oregon 97205
503/227-3176
503/227-5019 fax

5. TECHNICAL REVIEW TEAM

The Technical Review Team will assist with the mid-course concept review and the technical evaluation of the Design Concepts. The Technical Review Team's comments on the Design Concepts will be forwarded to the Jury for their use in

evaluating the Design Concepts. The membership of the Team will include, but not be limited to:

- 5.1. Competition Advisor
- 5.2. Department of Parks and Recreation Administration
- 5.3. Department of Parks and Recreation Operations
- 5.4. Department of Planning
- 5.5. Other City Representatives

6. THOSE ELIGIBLE TO COMPETE

Participation in this Design Competition will be open to all landscape architects and other design professionals who form Design Teams, which make formal Submissions, and are selected to compete according to the Design Competition Regulations. Each Design Team will consist of at least one landscape architect licensed in the State of Washington, working in a collaborative effort with other design professionals. Professional participation will be subject to provisions of state and local professional regulations. Persons with familial or personal relationships to City of Kirkland officials, Parks and Recreation Department employees, Jurors, or the Competition Advisor will be prohibited from participation.

7. COMPENSATION TO PARTICIPANTS

In full discharge of the obligation to participants, the City of Kirkland, Washington agrees to pay to each of the Design Teams invited to submit Design Concepts in this Competition, an honorarium of \$10,000 within 30 days after receipt of drawings as specified in these Design Competition Regulations.

8. EXHIBITION AND OWNERSHIP OF DRAWINGS

Drawings will be exhibited publicly in a number of locations prior to the Jury evaluation to solicit public opinion. The public will be given the opportunity to record comments and will be shared with the Jury without prejudice. Drawings submitted in accordance with the Design Competition Regulations will become the property of the City, and the City retains all rights to exhibit and publish all or part of the material. After selection of the winning Design Concept, the City may, at its sole discretion, determine if all or part of the Design Concept submissions not selected will be returned to the appropriate Design Teams.

9. COMMUNICATIONS/QUESTIONS AND ANSWERS

During the Competition Period, any Design Team that desires information of any kind in regard to the Design Competition, the Competition Regulations, or the Design Program will ask for this information by anonymous letter sent to the Competition Advisor at the competition address, and a copy of the question and the answer thereto will be sent simultaneously to all Design Teams. The authorship of the question will remain anonymous to all except the Competition Advisor. Three separate Question and Answer Periods are incorporated in the Competition Schedule, and all questions should be received by the Competition Advisor by 3:00 p.m. on the day set forth in the official schedule. Upon publication by the

Competition Advisor and upon receipt by the Competition Participants, the Questions and Answers become part of the Design Program.

Clarification requests may be directed to the Competition Advisor by telephone during the 90-day Design Concept phase. The Competition Advisor will determine if the clarification can be answered verbally, or if it should be a part of the Question and Answer process. In all cases, the telephone request will be recorded and, if appropriate, the information imparted will be disseminated to all Design Teams in the same manner and method as the Question and Answer Period.

10. ANONYMITY OF DRAWINGS

The drawings to be submitted shall bear no name or make, which could serve as a means of identification, nor shall any participant directly or indirectly reveal the identity of those Design Concepts, or communicate regarding the Competition with the City or the Jury, except as provided for under Section 9 of these Design Competition Regulations. It is understood that in submitting a Design Concept, each Design Team affirms compliance with the foregoing provisions regarding anonymity and agrees that any violation of them renders null and void any agreements and submissions arising from it. The Competition Advisor has sole responsibility in adjudicating and making determinations regarding any violation thereof.

Each set of drawings must include a plain, opaque, sealed envelope without any superscription or mark of any kind, containing the name and address of the Design Team. All drawings shall be double wrapped. The inner wrapping of opaque paper shall bear no mark or identification of any kind.

11. DRAWINGS

Specific drawing requirements will be published at the Pre-Competition Briefing and will include numbers and types of drawings, scale, and medium. The Design Concept presentation materials will include the following information:

- Provide explanation of the Design Concept, including narrative description, plans, elevations, sections, and perspectives;
- Illustrate the feeling, setting, and mood of the Design Concept, with emphasis on the relationship of the Park to the adjacent context;
- Demonstrate the collaboration between landscape architect and other team members.

12. AGREEMENT BETWEEN CLIENT AND WINNING DESIGN TEAMS

In agreeing to participate in any and all phases and aspects of this design competition, Design Teams understand that the Waverly Site Park is currently unfunded and that the product of the design competition will be utilized by the City of Kirkland to determine and promote funding mechanisms to bring the winning concept to reality. While no specific timetable has been established, it is the intention of the City of Kirkland to proceed expeditiously in creating a funding strategy and timetable.

Once funding has been obtained and an implementation schedule established, the winning Design Team will be given the opportunity to negotiate a contract with the City of Kirkland to provide professional design services as required for preparation

of design and construction documents, bidding and negotiation, and construction administration services. The City reserves the right to request changes and modifications to the design program and design prior to the execution of the professional service contract based on funding availability and potential phasing requirements.

Should the City fail in its attempts to fund the construction of the project, the City reserves the right to terminate the process without execution of a professional services contract and both the winning Design Team and the City of Kirkland will hold the other party harmless from further liability regarding the design competition.

13. COMPETITION ADDRESS

All written Questions and Design Concept submissions (except those questions regarding the Request for Design Team Submissions in accordance with Section 1.2) shall be addressed to the following official competition address:

Mr. Donald J. Stastny, Competition Advisor
Waverly Site Park Design Competition
City of Kirkland Department of Parks and Recreation
123 Fifth Avenue
Kirkland, WA 98033

ATTACHMENT C

WAVERLY SITE PARK DESIGN COMPETITION SUBMISSION REQUIREMENTS

INTENT OF DESIGN TEAM SUBMISSIONS

The City of Kirkland wishes to employ Design Teams that will provide design innovation and creativity to the visualization of its Waverly Site Park. The purpose of the park is to create a place for public gathering and to promote a new image reflecting the pride and visionary thinking of its citizenry. The Design Team Submissions should demonstrate a high degree of design capability and be of a concise, understandable nature. Examples of work and projects submitted should graphically address linkage to adjacent neighborhoods, site development, and creation of special outdoor spaces.

GENERAL INSTRUCTIONS

Each Design Team Submission shall be presented in an 8 1/2" by 11" (vertical) format, bound or stapled. Material not specifically requested (brochures, slides, non-related projects or promotional items) is not to be included and will not be considered in the selection process. Submit a single copy of all material requested. Design Team Submissions become the property of the City of Kirkland and will not be returned.

SPECIFIC REQUIREMENTS

Each Design Team Submission shall be arranged in order according to the following list of requirements:

SECTION I - REGISTRATION (one page):

1. Name, address, and telephone number of Design Team Leader.
2. Composition of proposed Design Team.

Landscape Architect _____ (required)

Others _____ (required)

SECTION II - PROJECTS AND WORKS:

3. Qualifications of the Design Team for this specific Project. Include a maximum of five examples of design projects executed by the landscape architect, and (if desired) five examples (maximum) by others on the Design Team. All projects should demonstrate an innovative approach to solving design program requirements and, where possible, collaboration among design professionals. Projects do not have to be constructed to be a part of the Design Team Submission. Conceptual ideas for the Waverly Site or facilities therein may not be included as project examples.

SECTION III - PARTICIPANTS:

4. Names and qualifications of key individuals who will be assigned to the project. Provide personal resumes of no more than two pages in length and the projected degree of involvement in the project. Indicate the team members' degree of responsibility in projects submitted in Item 3 above.

5. Two references for each primary Design Team member. Where possible, include clients and individuals related to projects submitted in Item 3 above. For each reference, list the person's name, address, and telephone number.

SECTION IV - INTENTIONS:

6. A one-page statement outlining particular interests and/or design approach with respect to the design of the Waverly Site Park.
7. One 30" (vertical) x 40" (horizontal) board mounted on rigid stock. The board shall graphically display the design intent of the Design Team relative to the Waverly Site. This board should not depict a design concept for the site, but may include (for example) an approach, site analysis, past relevant work, pertinent ideas regarding park design, and other elements the Design Team may wish to portray to the Jury.

ATTACHMENT D

WAVERLY SITE PARK DESIGN COMPETITION SCHEDULE

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|-------|--|------------------|
| 1. | Advertisement-Publish | 4/14/94 |
| 2. | Request for Design Team Submissions: Packets Available | 4/18/94 |
| 3. | Design Team Submissions | 5/26/94 |
| *4. | Evaluation of Responses to Request for Design Team Submissions | 5/27-6/2/94 |
| *5. | Jury Selects Teams for Interviews | 6/3/94 |
| *6. | Interview Potential Teams | 6/9-10/94 |
| *7. | Selection of Competitors | 6/13/94 |
| *8. | Pre-Competition Briefing | 6/24/94 |
| 9. | Question/Answer Period I | 7/11-14/94 |
| 10. | Mid-course Concept Review | 7/25-26/94 |
| 11. | Question/Answer Period II | 8/8-11/94 |
| 12. | Question/Answer Period III | 8/29-9/1/94 |
| 13. | Design Concept Proposals Due | 9/22/94 |
| 14. | Technical Evaluation of Proposals | 9/26-10/7/94 |
| 15. | Public Exhibition (Including Park Board Review) | 9/28/94-10/26/94 |
| *16. | Jury Evaluation | 10/27-29/94 |
| *17. | Presentation by Design Teams | 10/28/94 |
| 18. | Recommendation to Council | 11/8/94 |
| **19. | Decision/Adoption by Council | 11/22/94 |

* Jury involvement

** Possible public hearing if determined necessary