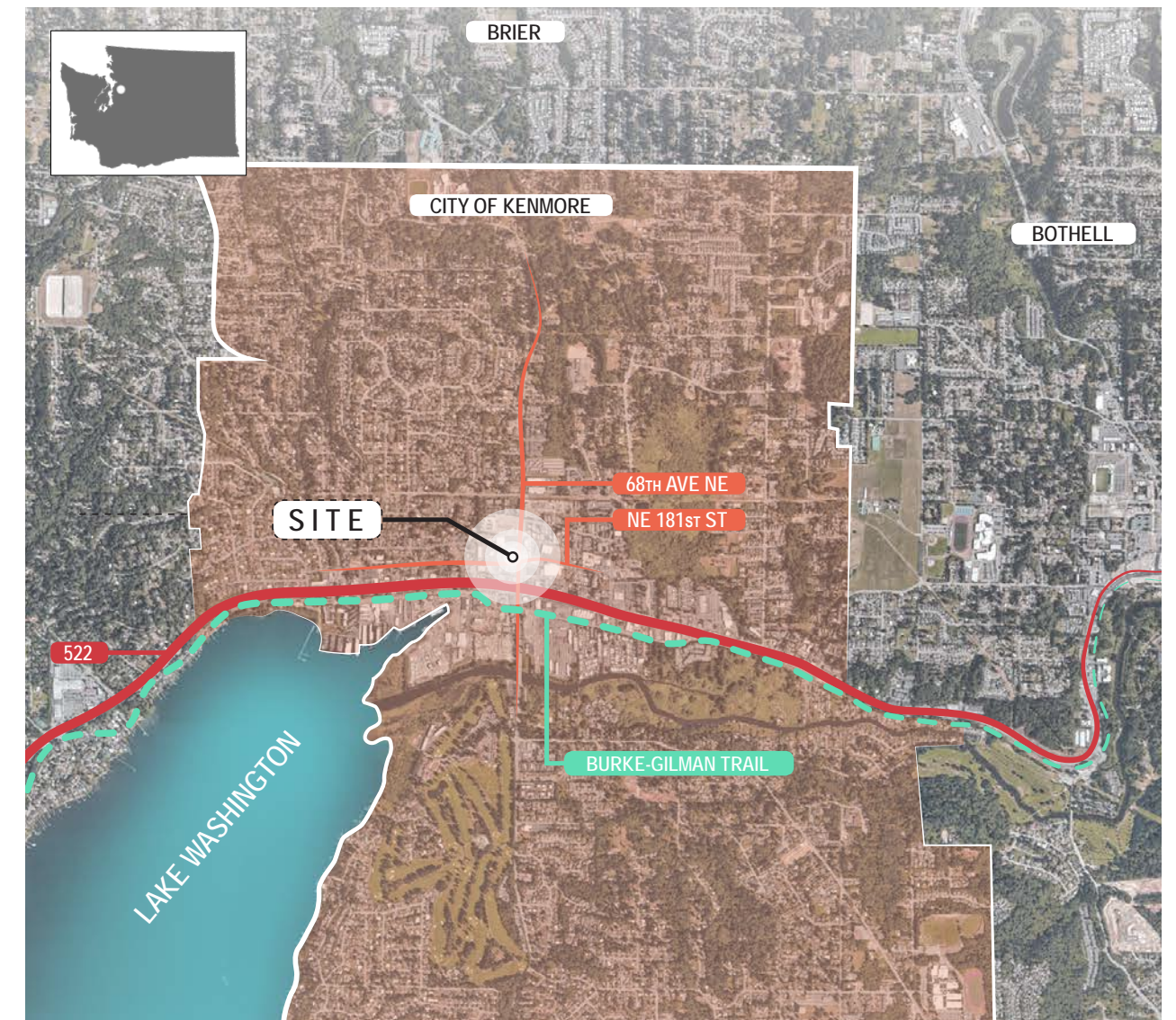
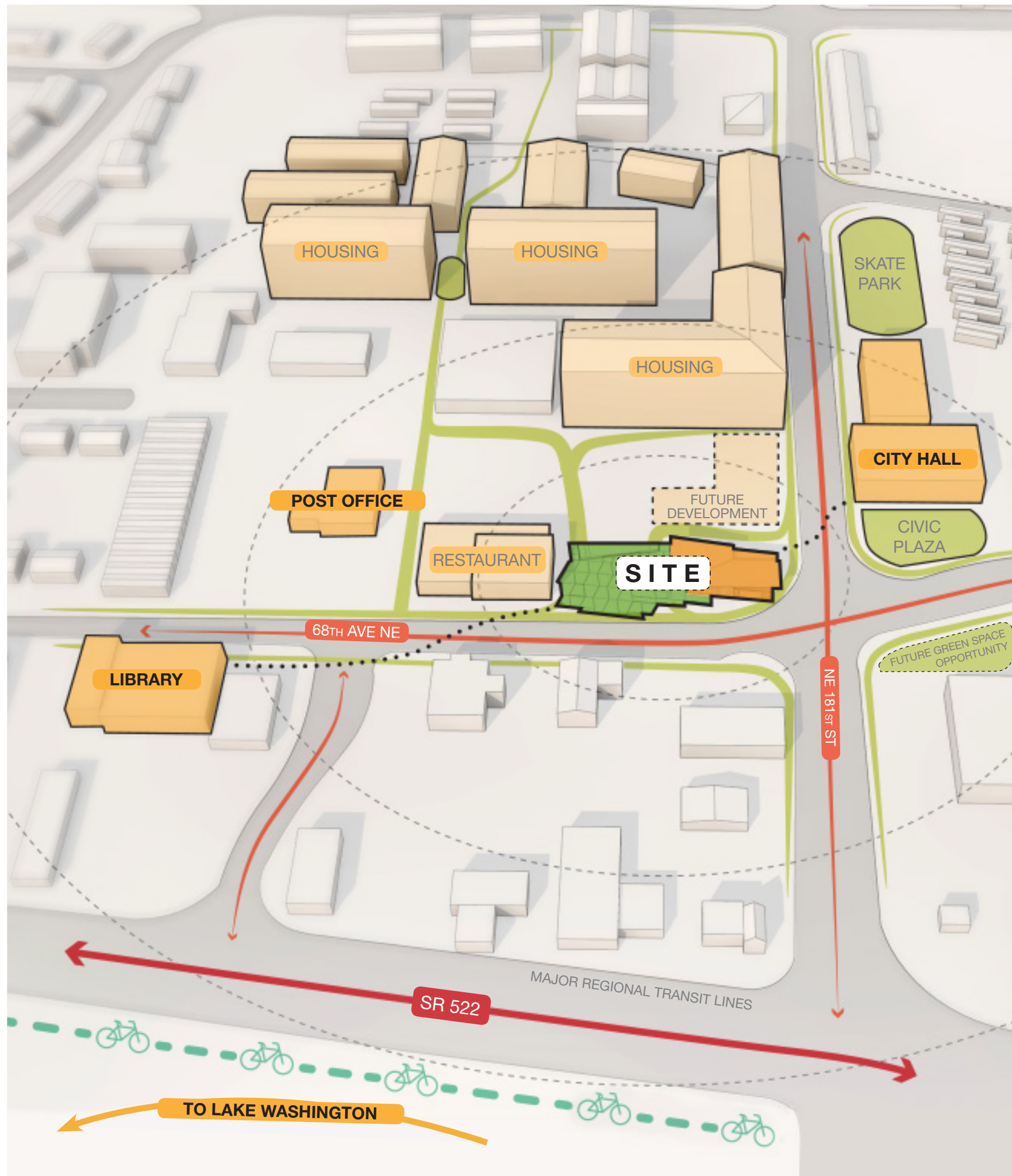




KENMORE TOWN SQUARE



Kenmore Town Square connects key civic functions of Kenmore City Hall, Fire Station and Public Library. It serves as a catalyst for future private multi-family housing and retail investments. The aerial image illustrates the close proximity of Kenmore Town Square to Lake Washington, Burke-Gilman Trail and transit lines.



Wordcloud via community survey

Schedule Overview

COMMUNITY OUTREACH
| 2014

CONSTRUCTION PLANS & PERMITTING
| 2015

council meeting	<p>July Community input on the goals and vision for the town green, potential site features, uses and programs.</p>	<p>September Community input on two concept plans based on feedback received from the first workshop.</p>	<p>September Community surveys and feedback</p>	<p>October Kenmore Village developer and city meetings.</p>	<p>October Community input on a final design concept based on input from the two previous presentations.</p>	<p>November / December Present final design concept to the City Council.</p>	<p>June 2015 BID ADVERTISING & BID AWARD.</p>	<p>Fall 2015-2017 Construction begins. Construction complete Spring 2017.</p>
-----------------	--	--	--	--	---	---	---	--



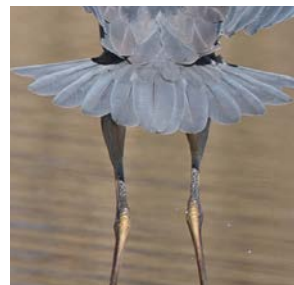
The people of Kenmore are passionate about where they live and invested considerable energy into several design workshops and City Council meetings. These residents and local business owners expressed the priority for an urban amenity that could be flexible, welcoming and vibrant.

KENMORE TOWN SQUARE COMMUNITY GOALS

- Express values and **authentic character** of Kenmore
- Destination and signature **community** gathering space
- **Pedestrian** friendly
- A space for all that encourages **discovery and delight**
- **Flexibility** to meet community needs throughout the year
- Enduring and **timeless** public space



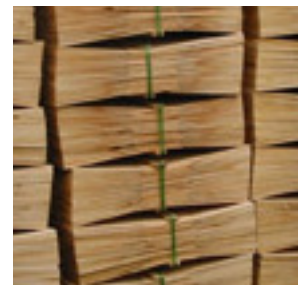
water interaction



natural forms



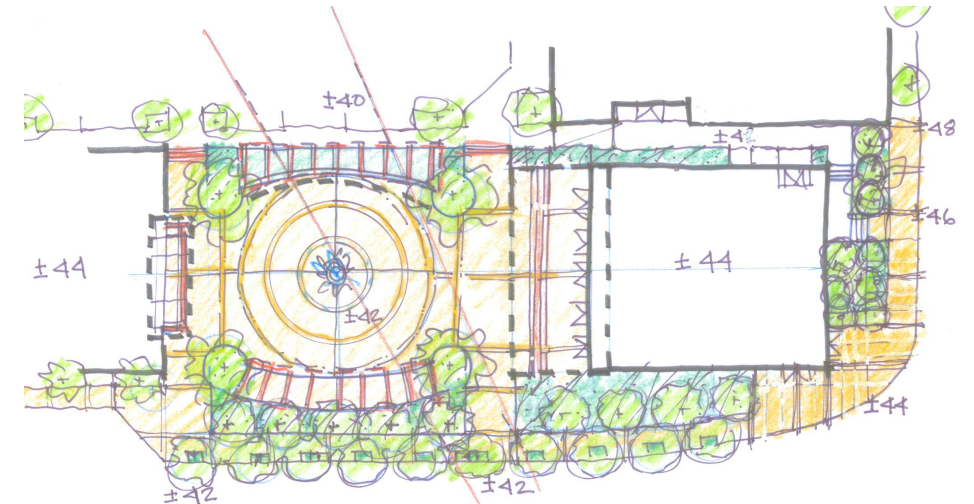
catalyst



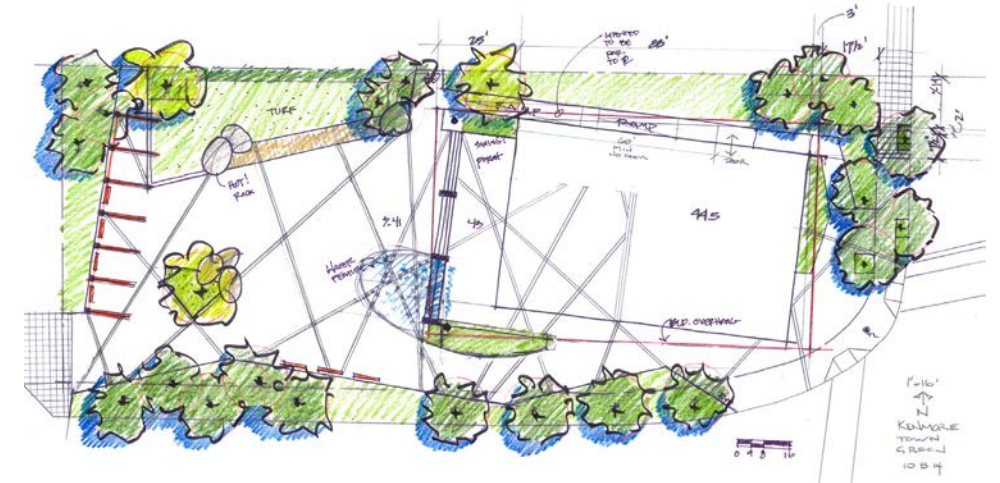
historical patterns

With the vision of creating an integral civic heart, conceptual design focused heavily on transforming a suburban pass-through community into a city with a vital, walkable downtown core.

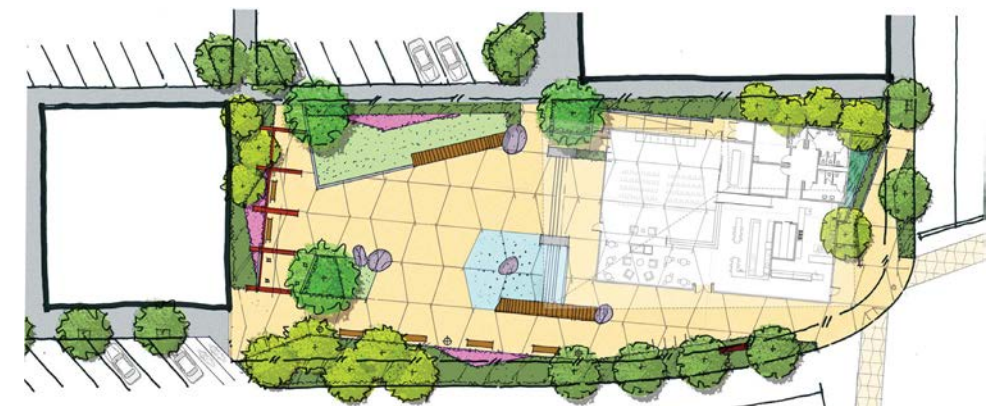
Design Moves



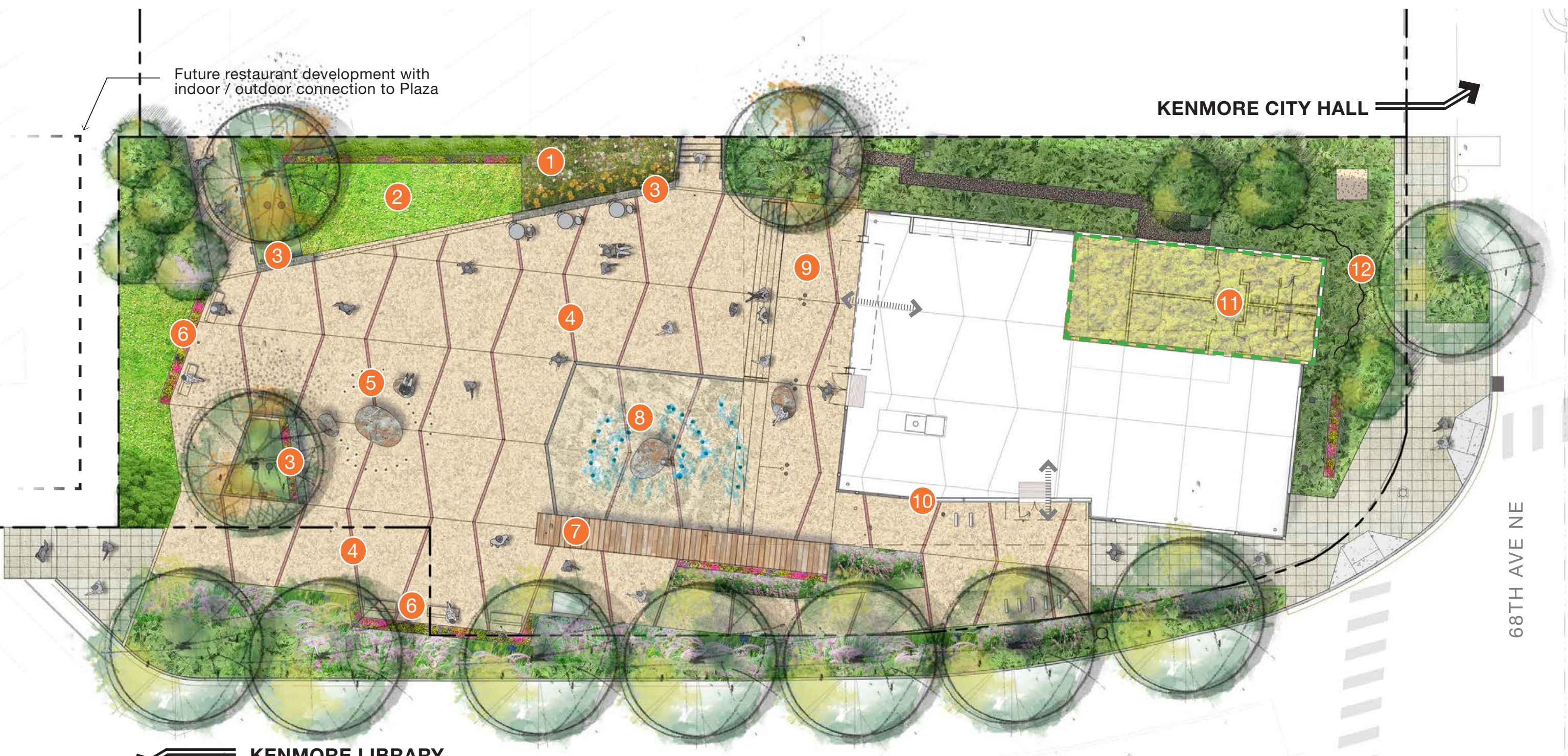
Anchor Corner



Rotate Building



Flexible Canvas



Future restaurant development with indoor / outdoor connection to Plaza

KENMORE CITY HALL

68TH AVE NE

KENMORE LIBRARY

NE 181ST ST.



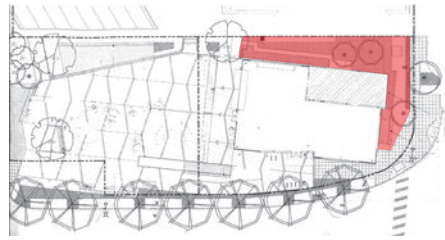
- 1 FUTURE ART LOCATION
- 2 RAISED GRASS "STAGE"
- 3 SEAT WALLS
- 4 GRANITE INLAY
- 5 HEATED ROCK SEATING
- 6 FIXED BENCHES
- 7 WOOD "DOCK" SEATING
- 8 WATER FEATURE W/ LED LIGHTS
- 9 COVERED FRONT PORCH
- 10 BIKE RACKS & MAINTENANCE STATION
- 11 GREEN ROOF
- 12 BIOSWALE



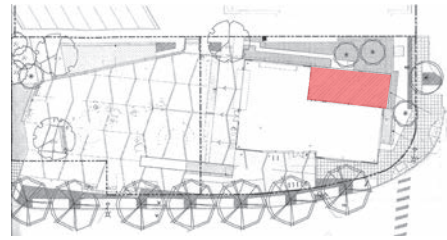
- 1 WOOD "DOCK"
 - 2 INTEGRAL COLOR CONCRETE WITH GRANITE INLAY BANDS
 - 3 PROGRAMMABLE WATER FEATURE WITH LED LIGHTS
 - 4 HEATED ROCK SEATING
 - 5 BRICK PAVERS WITH HISTORICAL & CULTURAL DETAILS
- 6 EXPRESSIVE WOOD + METAL STRUCTURE
 - 7 DOUBLE SIDED FIREPLACE
 - 8 EXPANSIVE OPERABLE WINDOW WALL
 - 9 HEATED CONCRETE FLOOR

Planting and hardscape materials were selected to evoke the City's history and regard for its natural environment. The large wood dock seating speaks to Kenmore's unique seaplane aviation traditions and timber industry. Paving and heated rock seating recalls the lake's edge and extends into the Hanger building providing a welcoming transition from interior to exterior space.

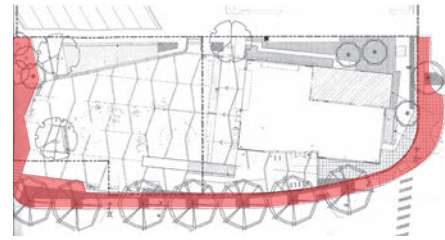
fern valley



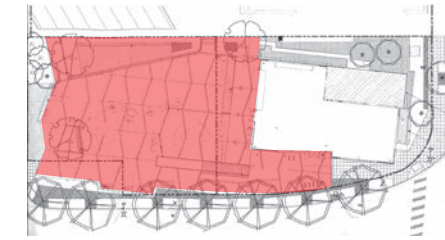
green roof



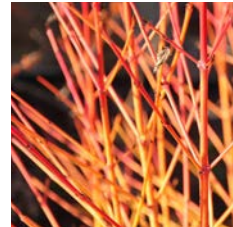
civic edge



living room



Asarum caudatum



Cornus sanguinea 'Midwinter Fire'



Dryopteris erythrosora



Sedum album 'Coral Carpet'



Sedum sexangulare elatum



Acer x Freemanii 'Jeffersred'



Agapanthus



Physocarpus opulifolius 'Donna May'



Anemone x hybrida 'Lucky Charm'



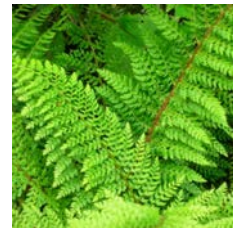
Cercidiphyllum japonicum



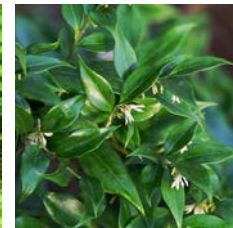
Geum 'Fire Storm'



Hamamelis x intermedia 'Arnold Promise'



Polystichum setiferum



Sarcococca ruscifolia



Sedum spurium 'Voodoo'



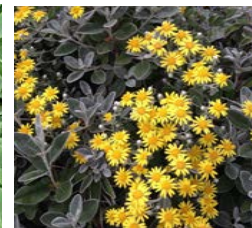
Sedum Tetractinum 'Coral Reef'



Pinus flexilis 'Vanderwolf's Pyramid'



Sedum 'Autumn Joy'



Senecio grey



Pennisetum orientale 'Karley Rose'



Perovskia atriplicifolia



Rosa Bonica





I am not sure who is responsible for making this downtown development happen, but I am very grateful for it and would love to give them a high-five! ”

- Kenmore resident via City social media



Historical etched granite inlay coordinate markers and reclaimed brick accent



Custom bronze leaf skate deterrents



Sculpted locally made bronze pet relief station



Surprise horizontal water jets



Stair and bleacher runnel interface

The water feature is programmable for flooding and draining cycles as well as a variety of spray patterns which elicits surprise and whimsy.



A subtle twist of the building geometry allows for a wider sidewalk experience at the building's entrance and carves out a sun pocket for gathering. A public bike maintenance station and electrical bike charging station, beneath the buildings canopy, encourages multi-modal connectivity to the community and is frequently used by trail riders along the Burke-Gilman.



The building's western roof extension provides a weather-protected porch-like area and vantage point into the plaza space. Accessible routes run along the northern and southern edges of the site and both support ADA access to the porch, building entrance and the plaza space.



The choreography of the heated rocks and the LED in-grade lights reference the notion of skipping stones at a lake's edge. The heavy timber dock provides seating opportunities to rest and interact with the water feature. The stairs create a porch like, elevated perch, which is a viewing platform into the plaza as well as the potential to become a stage for performances.



Arching grasses soften the civic sidewalk experience and provides a welcome texture buffering against the street edge. The subtle kink in the path responds to the buildings twist and reinforces the buildings entry.

