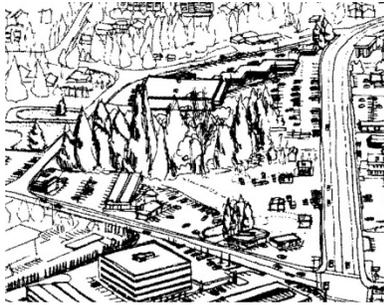


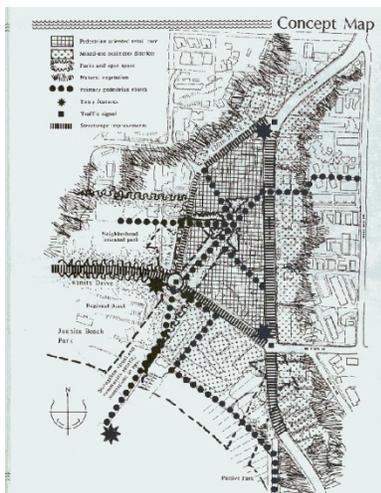
# Juanita Urban Design and Economic Study

## Client

City of Kirkland



Conditions in 1989



MAKERS' original plan concept



New focal point within village

The Juanita plan, completed by MAKERS in 1989, illustrates that a visioning plan, followed by a sustainable implementation plan by the City, can yield dramatic results. For decades, the area was a tangle of busy streets and nondescript fast food joints and gas stations. The district is now being transformed into an urban neighborhood with a defined center.

The first phase of redevelopment, now under construction, includes a new main street, streetfront retail uses, a central plaza space that can be used for community events, upper level residential uses that gradually step down toward the water, and urban streetscape/landscaping features. The new street and crosswalks are aligned to enhance the connection with Juanita Bay Park, west of the site. The developers and their architects have adhered to the City's development standards and realized the plan's vision.



New pedestrian-oriented commercial development consistent with MAKERS' plan



MAKERS' sketch illustrated Juanita's vision for 2000