

City of Kenmore



City of Kenmore - 18120 68th Avenue NE - PO Box 82607, Kenmore WA 98028 - Phone: 425-398-
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CITY OF KENMORE
CITY COUNCIL SPECIAL MEETING
7:00 p.m., Thursday, June 14 , 2012
Kenmore City Hall
18120 68th Ave. NE, Kenmore, WA 98028

AGENDA ITEMS ARE SUBJECT TO CHANGE up to and including the time of the meeting; items may be added or dropped. Please call the City Clerk if you have any questions or to confirm the agenda items prior to the meeting at (425) 398-8900, or stop by City Hall at 18120 68th Avenue NE, Kenmore. The agendas are also available on our website at: www.kenmorewa.gov. We are trying to make our public meetings accessible to all members of the public. If you require special accommodations, please call the City Clerk at least three (3) business days prior to the meeting.

- I. CALL MEETING TO ORDER**
- II. ROLL CALL**
- III. FLAG SALUTE**
- IV. AGENDA APPROVAL**
- V. KENMORE VILLAGE STUDY SESSION**
 - A. Proposed Kenmore Village Action Plan
- VI. ADJOURNMENT**

UPCOMING MEETINGS:

June 18, 2012 7:00 p.m. Council Study Session Meeting
June 21, 2012 6:30 p.m. Northshore Summit Park Meeting
June 25, 2012 6:30 p.m. Quarterly Town Hall Meeting
June 25, 2012 7:30 p.m. Regular Council Meeting



City Of Kenmore, Washington

18120 68th Avenue NE, P.O. Box 82607, Kenmore, WA 98028 425-398-8900

Memorandum

To: Mayor and Councilmembers

Cc: Nancy Ousley, Assistant City Manager
Joanne Gregory, Finance Director
Bryan Hampson, Director of Land Development and Permitting
Rod Stevens, Spinnaker Strategies
Debbie Bent, Director of Community Development

From: Rob Karlinsey, City Manager 

Date: June 6, 2012

Subject: Proposed Kenmore Village Action Plan

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Executive Summary: The purpose of this memo is to propose an action plan for the sale (surplus) and development of the Kenmore Village property. I have executed a professional services contract with Rod Stevens of Spinnaker Strategies to assist the City Council and staff in development and implementation of the action plan.

At the June 14 Council Meeting we will discuss the proposed action plan as shown below. At that same meeting, Rod Stevens will provide information on some of the key changes in the economic environment and what this means for the Kenmore Village property and downtown in terms of opportunities and challenges.

Although I am relatively new to this conversation, my observations lead me to conclude that the current state of the property and market conditions position us well to move forward and make progress. We can still realize the City's goals that were set by the City Council and community, and we are moving forward in realizing those goals, but perhaps in a different way.

It is also important to remind ourselves that for Kenmore, this hasn't been about "town centers," "lifestyle centers," or keeping up with whatever other development trend that happens to come along. This project is about helping the greater downtown area of the City. It is about building our community, creating vibrant public spaces, and attracting new investment that helps existing local businesses thrive and brings more variety of services and amenities to the citizens of Kenmore.

Proposed Kenmore Village Property Disposition Action Plan

There are three steps in the action plan as outlined below and there are key questions that need to be addressed by Council prior to step 3 of the action plan, placing the remaining property (or a portion of the property) on the market for sale.

Step 1: Completing a purchase and sale agreement for a portion of the Kenmore Village property and closing the sale.

We are currently in property negotiations with an interested party who wishes to purchase a portion of the Kenmore Village property (including land and a building) with the intent of constructing improvements to the interior and exterior of one of the existing buildings for a retail business. Until negotiations and agreement on the terms of a purchase and sale agreement are complete, the name of the purchaser and business will not be disclosed to the public. It is anticipated that an agreement will be reached soon. If the agreement is approved by both parties, the buyer will complete a 90-day due diligence and feasibility review. Upon successful completion of the review period, the property transaction will be executed.

Step 2: Contract with a property management company

We intend to execute a contract for service with a recognized professional property management firm to take over responsibility of the day-to-day management of the Kenmore Village property including tenant lease negotiations, rent collection, building and site maintenance, emergency response and financial reporting. We will publish a notice requesting submittal of proposals, and we will also contact property management companies who may be interested. Following review of proposals and interviewing qualified firms, a contract for service will be executed under my contracting authority. It is estimated that a contract will be executed in July.

There is approximately 56,305 sq. ft. of leasable space within the five buildings of which 12,626 sq. ft. is leased to current tenants (US Post Office Great Play, Kenmore Fitness and Espresso Works). The initial term of the Post Office lease is 10/1/09 through 6/11/15 with the Post Office having five year renewal options through 6/11/40. The post office lease acknowledged the DDA with RECP/UP Kenmore LP and that at some point in the future but not before 6/12/12 a relocation could occur within the shopping center at the landlord's expense. The lease term for Espresso Works expires 10/31/14. Great Play and Kenmore Fitness lease terms expire 6/30/14. The owner of Kenmore Fitness assigned the lease to Schumacher Health and Fitness LLC on May 31, 2012.

The City's May 24, 2010 ground lease with RECP/UP Kenmore LP for management, maintenance and operation of the two shopping center parcels was terminated effective March 9, 2012. Property management responsibilities were therefore transferred back to the City on March 9, 2012 from RECP/UP Kenmore LP. On March 14, 2012 the City executed an interim month-to-month contract (Contract 12-C1020) with J Taylor Consulting LLC for property maintenance and tenant management. The contract is for a not to exceed sum of \$10,000 for a period between March 13, 2012 and July 13, 2012.

The City's acquisition of the 9.61 acre property was for the "public purpose" of economic development and stimulus with the intent that the property would be sold (through the surplus process) to a private developer for redevelopment. Continuing to lease the space in the short term (up to 5 years) could be justified as an interim measure in determining the means to achieve the long-term goal of redevelopment. However, continuing to lease the space long-term (10 or more years) means the City would be essentially using the property for general business purposes, acting as a commercial landlord, without any public purpose.

Step 3. Placing the remaining property (or a portion of the remaining property) on the market for sale that leads to closing.

Before the property is placed on the market there are four questions that Council needs to discuss and provide direction. We propose to answer these questions through a series of City Council meetings and a community/developer forum. The suggested meeting dates, shown in the steps below, are tentative and need further discussion.

A. Council meeting June 14, 2012: What are the key goals that must be affirmed for the Kenmore Village property and downtown?

The Council should review and consider the goals for the Kenmore Village property and downtown. The 2001 Comprehensive Plan and 2003 Downtown Plan vision for downtown is "a community with an attractive, vital, pedestrian oriented city center offering commercial, civic, cultural and park spaces, integrated with higher density housing". The Comprehensive Plan identified the northwest quadrant of downtown as the area of Strategic Civic Investment with the intent for this area to serve as the "central place" for the community and the focal point for public and complimentary private investment.

In answering the above question, we should continue to recognize and consider the many hours of volunteer work and input from the citizens that led us to the vision and goals for the property. The vision for the Kenmore Village property was established through substantial community input in preparation of the City's adopted planning documents including the 2001 Comprehensive Plan, 2003 Downtown Plan and implementing development regulations; the Urban Partners "Kenmore Village by the Lake" proposal including the 2005 RFQ document for developer selection and the conceptual plans within the development agreement; and the 2009 economic development strategy.

Attachments #3 to #5 are excerpts from planning documents. The following are common goals:

- Integrate existing businesses and add new commercial businesses which include local shopping and dining opportunities. Encourage businesses that draw patrons during both the day and evening.
- Promote high density residential development including housing opportunities meeting the housing needs of a variety of income levels and which also support transit.

- Strengthen connections (particularly pedestrian connections) between the downtown quadrants, neighborhoods and waterfront. Capture pass through traffic on SR522 and the Burke Gilman trail.
- Create a destination, unique community gathering space and promote community events that bring residents together and meet the needs of a range of ages and interests.
- Improve (“beautify”) the physical environment through design guidelines, sidewalks, landscaping, street trees, public art and signage.

Council meeting July, 30 2012: In light of the answer to question A, what is our positioning statement for the site? In other words, what existing assets position the site to win, and what businesses/uses are likely to be attracted to and successful at this site?

To help answer this question and prior to the above proposed July 30 meeting, we are suggesting a forum between the City Council and representatives of the development community. Currently proposed for July 10, this forum would be open to the public and would provide a mechanism for the City Council and community to have a discussion about the property with developers/broker(s). Members of the public would also be able to ask questions and provide input at this meeting. The purpose of this meeting will be to identify our key assets and obtain valuable input that will to being able to answer questions C and D in this action plan.

In addition to the Council/developer forum, we plan on reaching out to individuals and businesses who have been involved in planning for this site, including some of the past advisory committee members. We hope to gain their insights on the above question as well as a sense of the goals and vision that were (and still are) established for the sight.

Based on community, business, and developer input, we plan to create a position statement that identifies current unique elements and assets that give a competitive market advantage for the Kenmore Village property compared to other locations.

In addition, as part of building the position statement, we will conduct an assessment of the current and projected market and economic trends and conditions in the investment/lending market for retail and residential development. This assessment will also help define retail market gaps that are specific to resident needs and determine the strength of the market for retail and residential development. Doing so will also help inform the Council decision for timing the sale of the remaining Kenmore Village property (or a portion of the property).

In contemplating the positioning statement, the market research for the 2009 Economic Development strategy found that Kenmore has a number of assets that can be leveraged to establish its identity and promote the community to eventually increase investment and employment including:

- Kenmore’s location on the water and the Burke Gilman Trail as well as its position halfway between the Eastside and downtown Seattle.
- The City’s pleasant residential neighborhoods.

- Excellent school district.
- Presence of Bastyr University within the City limits and the University of Washington Bothell and Cascadia Community College in neighboring Bothell.
- Well educated residents and a high median household income relative to neighboring cities.

Also at the July 10 public forum, we would like to get the community's input, particularly from people in business, about feasible, market-based (i.e., realistic), near-term uses of Kenmore Village. Our focus should be on uses that are feasible today and that do not require a significant change in business conditions or that do not attempt to force an artificial market where none exists. We particularly want to hear from investors, brokers and those involved in leasing space and running businesses.

At the forum we also want to hear from local citizens about what goods and services are missing locally that they would patronize on a regular basis, if such businesses were to open tomorrow. We believe that businesses that are local in nature and that do not require significant exposure or a regional draw will most likely be best suited for this site. We are also interested in open to suggestions for non-profit and additional civic uses, assuming there is a reasonable expectation these can be opened and operated without ongoing support from the city. We would also like to hear what kinds of public improvements (such as parks or street improvements) would make a noticeable difference in making these uses feasible.

B. Council Meeting Thursday, September 6, 2012: Based on the answers to questions A & B, what specific actions should the City take (or commit to take) before putting the property on the market for sale in order to position the Kenmore Village property to successfully compete against other locations?

Addressing this question includes determining actions that the City may want to take prior to or as part of a sale transaction including physical improvements to the property, carving out a public space (e.g., "town green"), development code amendments or implementing certain property restrictions. Determining which actions the City should take prior to putting the property on the market for sale or as part of a sale agreement will affect the schedule for marketing the property.

C. Council Meeting October 1, 2012: Which mechanism should the City use to sell the property?

Examples of potential mechanisms that lead to sale of the property include a 1) Request for Proposal (RFP), 2) hiring a brokerage firm or 3) the City acting as master developer. A report on findings and recommendations from the development community will be given to Council at the September meeting. We will identify the advantages and disadvantages of up to four different disposition options for Council discussion and direction.

The City's procedures for disposal of surplus property are codified in the Kenmore Municipal Code Chapter 3.55. The Council may declare real property surplus, authorize its sale and set a

minimum price based on an appraisal (establishes fair market value). On 6/18/07 the City held a public hearing regarding the surplus, sale and development of the downtown site (four Kenmore Village parcels) pursuant to the Disposition and Development Agreement (DDA) with Urban Partners. On 7/9/07 Ordinance 07-0262 was passed by the Council which included a surplus declaration that the Council finds the sale of the property owned by the City described in the DDA is in the best interests of the City. Any sale of City property triggers Council action either by motion or ordinance.

Conclusion

A summary of the above proposed action plan is included in Attachment 6 to this memo. The action plan as proposed above will take time to execute, but we believe it will be time well spent in helping us arrive at a successful strategy to take the remaining properties to market. Exactly when the properties go to market will depend on what specific actions the City will need to take prior to being able to offer the properties for sale, as well as the disposition method selected by the City.

Property Background:

The Kenmore Village property is comprised of four parcels (9.61 acres). Three parcels are zoned Downtown Commercial (4.85 acres) and include five buildings either currently or previously used for various retail businesses. The fourth parcel is zoned Downtown Residential (4.75 acres) with a portion used for a temporary skate park, material stockpile and a lease with King County Metro for a bus layover. Attachment #1 is an aerial showing the four Kenmore Village parcels. There is approximately 56,305 sq. ft. of leasable space within the five buildings of which 12,626 sq. ft. is leased to current tenants (the post office, Great Play, Kenmore Fitness and Espresso Works). Attachment #2 provides summary information for each parcel.

In 2005 the City completed the consolidation and purchase of 9.61 acres of property and in 2007 entered into a development agreement with Urban Partners (RECP/UP Kenmore LP) for redevelopment of the property as a mixed-use (residential and commercial) project. The project was anticipated to be a catalyst project spurring additional economic and downtown development. The re-stated development agreement effective May 24, 2010 described a minimum size project Urban Partners could build which included 300 residential units (including 200 market rate condos and 100 affordable units), a 23,000 sq.ft. central gathering space, 77,200 sq.ft. of retail space (including a 10,000 sq.ft. grocery store, 10,000 sq. ft. for restaurants and 57,200 sq. ft. general retail) and a mix of structured and surface parking. The City's development agreement and ground lease agreement with Urban Partners was terminated February 23, 2012 and effective March 9, 2012.

Attachments:

1. Aerial map showing the four Kenmore Village parcels
2. 2001 Comprehensive plan policy direction, excerpt
3. 2003 Downtown Plan guiding principles, excerpt
4. 2005 Kenmore Northwest Quadrant Request for Qualification, excerpt
5. 2009 Economic Development Strategy, excerpt
6. Summary of Proposed Kenmore Action Plan and Key Dates



Appendix A

COMPREHENSIVE PLAN POLICY DIRECTION

The Kenmore Comprehensive Plan was adopted on March 26, 2001. A cornerstone of the Plan is the vision for the Downtown:

- A community with an attractive, vital, pedestrian-oriented city center offering commercial, civic, cultural and park spaces, integrated with higher density housing.

Helping to define the vision further, the March 2001 Comprehensive Plan included a Downtown Element with the following three strategy components:

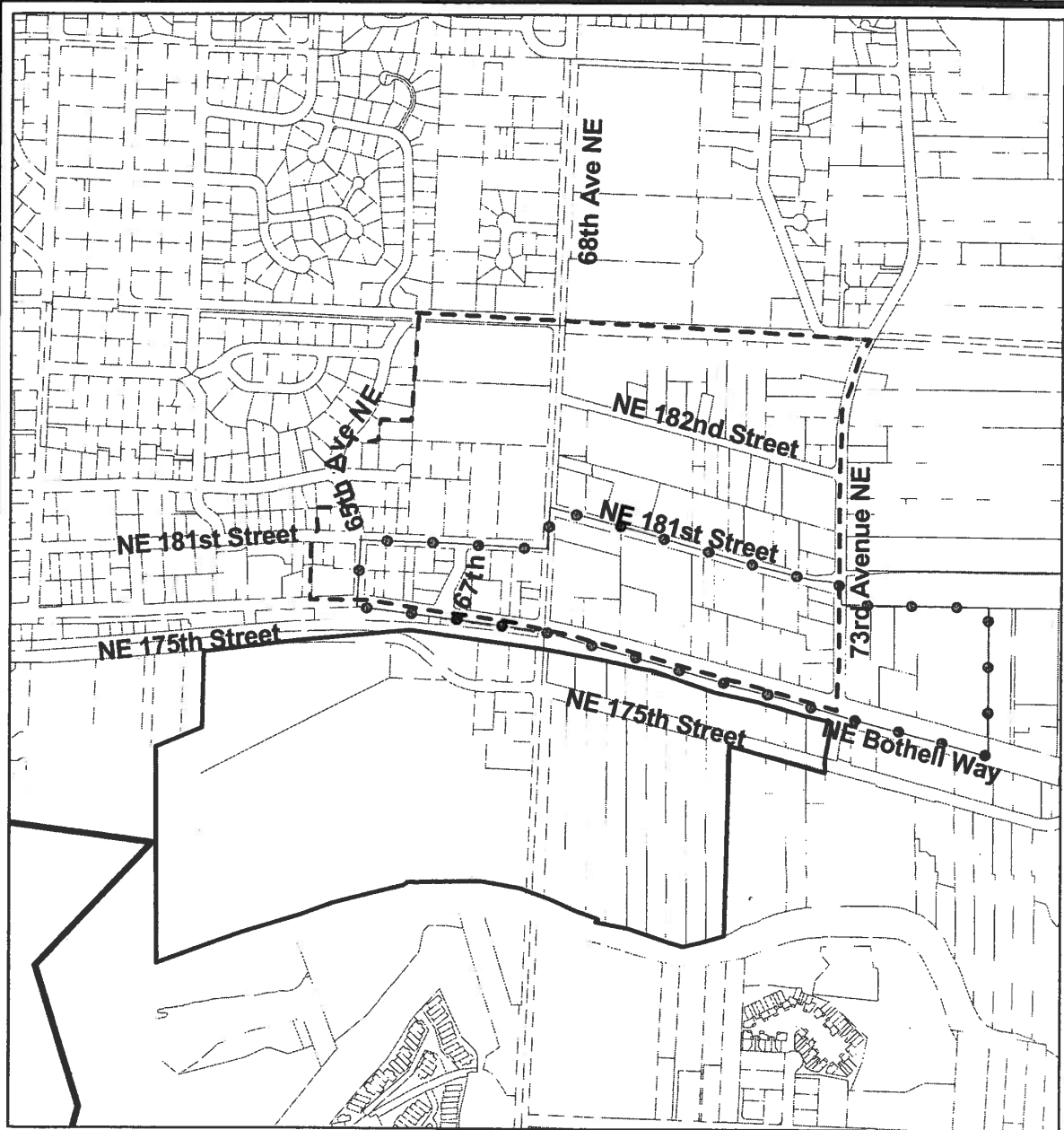
- **Component 1 – Special Districts:** Downtown Community, Downtown Master Plan Development, & Transportation Coordination Special Districts define the different characters of the Kenmore Downtown. The Downtown Community District would have a community-scale of development on the north side of SR-522 and 68th Avenue NE, and the Downtown Master Plan District would have a regional scale of development south of SR-522 at 68th Avenue NE. Additionally, a Transportation Coordination District further defines transit investment, transit supportive development, and streetscape character of SR-522 between the other Downtown Community and Downtown Master Plan Special Districts. **Figure A-1** identifies the boundaries of the Special Districts. Land use classifications within the Special Districts were generally retained from prior County planning efforts pending the completion of the Downtown Plan. At the time the Comprehensive Plan was adopted, land use classifications predominantly included Regional Business and Residential Multifamily classifications. More information about land use classifications and zoning is found in **Section II-1 Implementation Proposal – Zoning**, in the main body of this report.
- **Component 2 - Circulation Plan:** The Downtown area would be linked together by a circulation system. The circulation system would feature a loop road system around 68th Avenue and SR-522, walking paths/trail loop, shoreline public access, sidewalks and street trees, and other improvements. **Figure A-2** depicts the Downtown Circulation Concept. Circulation concepts and refinements are described in **Section I-5** of the main body of this report.
- **Component 3 - Strategic Civic Investment Area:** To provide a “central place” and to stimulate complementary private investment, the City plans to focus its civic investment in the Northwest Quadrant of 68th Avenue NE and SR-522 intersection. Civic investment is proposed to include a Civic Center with City Hall, a Community Center, Library, and Park-and-Ride facility, as well as street and infrastructure improvements. This would be complemented by private investment in commercial, office, and multi-family uses. **Figure A-3** locates the Strategic Civic Investment Area. **Section I-4** provides more information and concepts for the Civic Center proposal in the main body of this report.

The Comprehensive Plan vision and strategies are further defined in goals, objectives, policies, and maps focusing upon creating a well-designed, pedestrian-oriented center that is unique yet integrated into the City. Representative goals and objectives are listed below in **Table A-1**.

Table A-1. Representative Goals and Objectives

DOWNTOWN GOAL	DOWNTOWN OBJECTIVES
GOAL 4. MAKE DOWNTOWN THE FOCAL POINT OF THE COMMUNITY.	OBJECTIVE 4.1 Identify and support Kenmore's Downtown as a center for commercial, civic, cultural, park, and higher density housing uses and activities. OBJECTIVE 4.2 Define Downtown boundaries. OBJECTIVE 4.3 Define varying development intensities and scales within the Downtown. OBJECTIVE 4.4 Identify development and redevelopment incentives and infrastructure phasing in the Downtown. OBJECTIVE 4.5 Beautify Downtown with attractive, functional, and enduring buildings and places.
GOAL 5. PROMOTE DOWNTOWN AS A VITAL, PEDESTRIAN-FRIENDLY CENTER.	OBJECTIVE 5.1 Increase pedestrian activity in the city center, and encourage pedestrian-oriented uses and designs. OBJECTIVE 5.2 Create a Downtown circulation system that promotes mobility for all modes of travel to and within Downtown. OBJECTIVE 5.3 Encourage mixed-use development which contains a variety of uses having activity levels at different times of day. OBJECTIVE 5.4 Provide housing and commercial development that supports transit. OBJECTIVE 5.5 Provide a range of housing opportunities within and surrounding Downtown to support commercial businesses and alternative modes of transportation.
GOAL 6. LINK DOWNTOWN TO THE REST OF THE COMMUNITY.	OBJECTIVE 6.1 Strengthen the connections between Downtown and the neighborhoods. OBJECTIVE 6.2 Provide safe pedestrian, bicycle, and automobile connections across SR-522 and the Sammamish River. OBJECTIVE 6.3 Connect Downtown to the Lake Washington and Sammamish River waterfronts, and to area parks and open spaces.

Source: City of Kenmore Comprehensive Plan, March 2001.



Downtown Special Districts

Legend

- Downtown Community District
- Transportation Coordination District
- Downtown Master Plan Development District
- City Boundary
- Parcels
- Water Body



January 2003

250 0 250 500 750 1000 1250 Feet



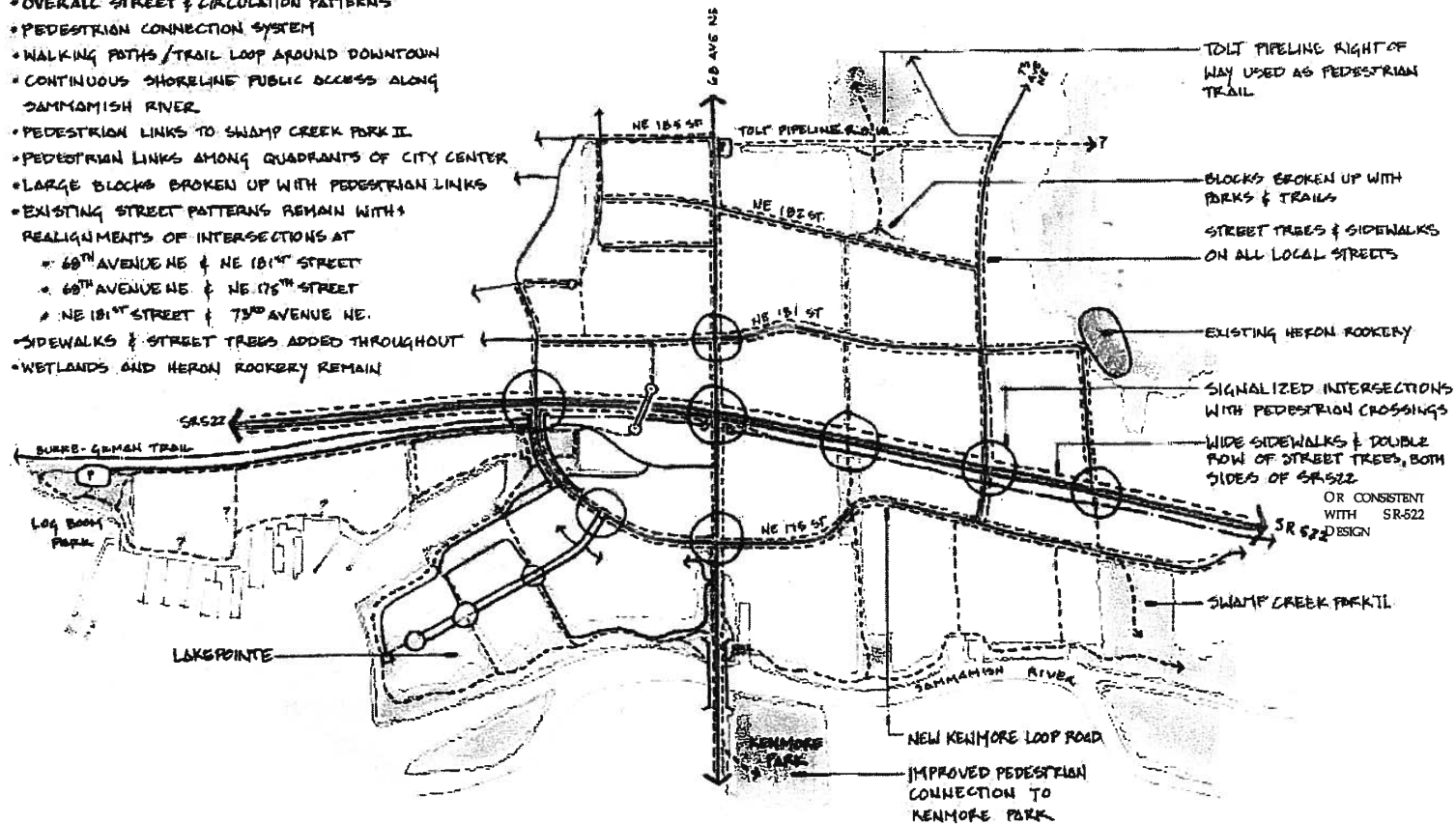
Jones & Stokes

This map is intended for planning purposes only
and is not guaranteed to show accurate measurements.
Source: King County GIS Center, BWR Corp.

Figure A-1

COMMON TO ALL CONCEPTS:

- OVERALL STREET & CIRCULATION PATTERNS
- PEDESTRIAN CONNECTION SYSTEM
- WALKING PATHS / TRAIL LOOP AROUND DOWNTOWN
- CONTINUOUS SHORELINE PUBLIC ACCESS ALONG SAMMAMISH RIVER
- PEDESTRIAN LINKS TO SWAMP CREEK PARK II
- PEDESTRIAN LINKS AMONG QUADRANTS OF CITY CENTER
- LARGE BLOCKS BROKEN UP WITH PEDESTRIAN LINKS
- EXISTING STREET PATTERNS REMAIN WITH REALIGNMENTS OF INTERSECTIONS AT
 - 68TH AVENUE NE & NE 181ST STREET
 - 68TH AVENUE NE & NE 175TH STREET
 - NE 181ST STREET & 73RD AVENUE NE.
- SIDEWALKS & STREET TREES ADDED THROUGHOUT
- WETLANDS AND HERON ROOKERY REMAIN



Downtown Circulation Concept

Legend: A question mark (?) identifies that a potential pedestrian access/connection requires feasibility review.

This map is intended for planning purposes only and is not guaranteed to show accurate measurement.
Source: Arai/Jackson Architects and Planners



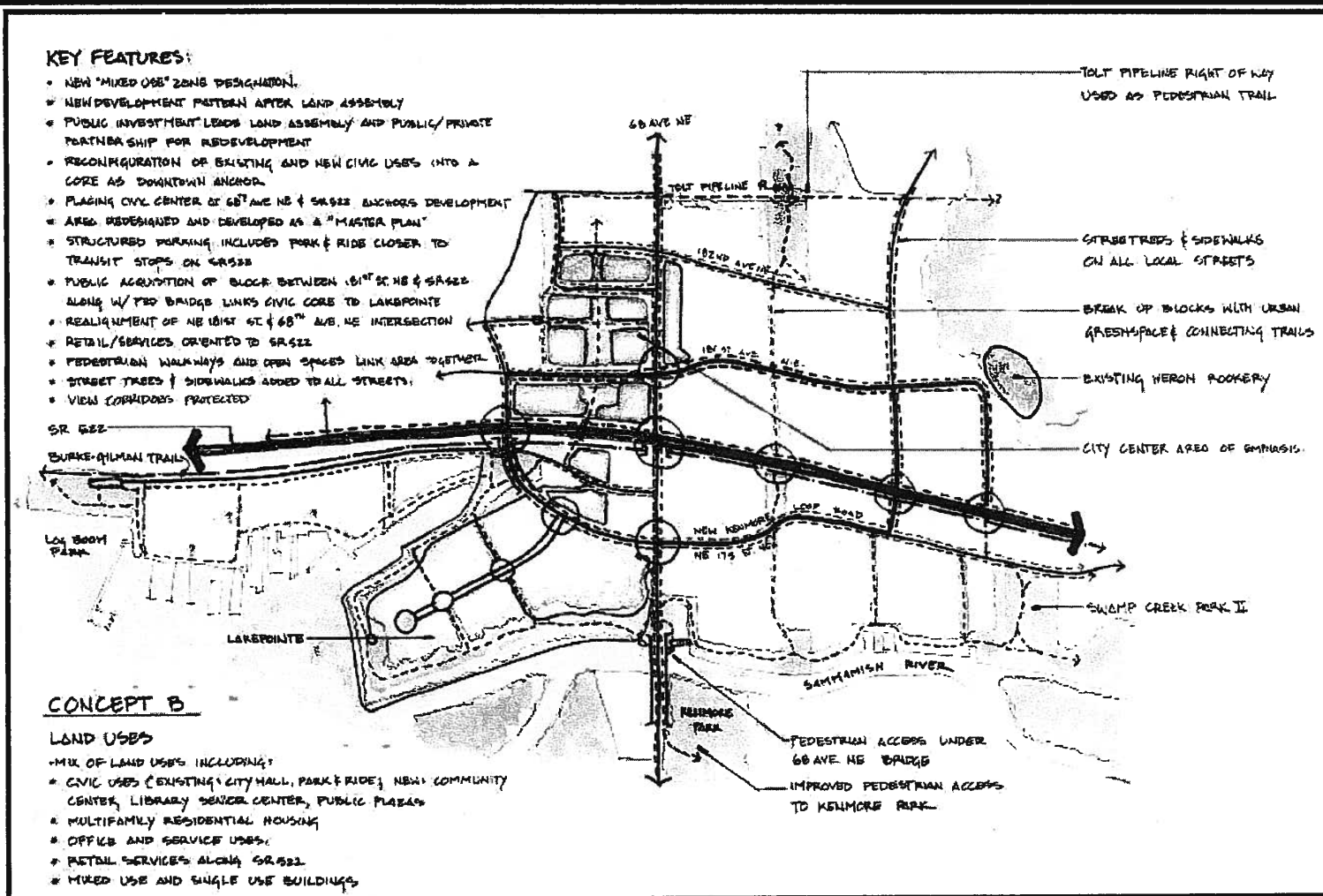
Jones & Stokes



Not to Scale

January 2003

Figure A-2



Downtown Strategic Civic Investment Area

Legend: A question mark (?) identifies that a potential pedestrian access/connection requires feasibility review.

This map is intended for planning purposes only and is not guaranteed to show accurate measurement.
Source: Arai/Jackson Architects and Planners

Not to Scale



Jones & Stokes

January 2003



Figure A-3

3. GUIDING PRINCIPLES

PURPOSE AND PUBLIC INPUT

Purpose

To help the preparation of the Downtown Plan, a set of Downtown Plan Guiding Principles was drafted based on the Comprehensive Plan goals (see **Appendix A**), objectives, and policies, as well as detailed studies of Downtown Characteristics included in **Section I-2** (e.g. Downtown Density Study, Market Study). The Guiding Principles were the subject of a public Open House in November 2001, and were refined further to emphasize appearance, green space, mixed uses, retail/economic development, transportation improvements, and activities for a range of ages. In Fall 2002, additional revisions were made in response to public comments to further address Civic Center locations and impacts to businesses, potential road improvements, and impacts to businesses, convenient parking, public improvement costs, and others. (See **Appendix G** for public comment summaries.)

These Downtown Plan Guiding Principles have and will serve as guidelines or evaluation criteria. They have been used to develop plan alternatives and conduct draft environmental analysis. Further, the Guiding Principles have assisted the public, City staff, Planning Commission, and City Council to “screen” the planning alternatives towards the preparation of this Final Plan.

RECOMMENDED GUIDING PRINCIPLES

General

- Plan for and implement an attractive, vital, pedestrian-oriented, transit friendly, city center offering commercial, civic, cultural and park spaces, integrated with higher density housing.
- Address the different characteristics of downtown by encouraging regional serving development south of SR-522 and local serving development north of SR-522.²
- Support redevelopment in accordance with the Vision for the Downtown through investment in public infrastructure including transportation, utility, and civic infrastructure.
- Give priority to creating indoor and outdoor public spaces, promote community activities meeting the needs of a range of ages and interests. Outdoor spaces should include plazas, parks, and public green spaces. Encourage the efficient use of space and shared uses where appropriate.
- Give priority consideration to strong linkages between the four Downtown Quadrants and the surrounding neighborhoods. Pedestrian crossings, including a bridge(s), over SR-522, linking the north and south quadrants, should be readily accessible, functional, visually attractive, safe, and inviting links to key destinations, and should provide a Kenmore identity.

² Regional serving development generally refers to mixed-use compact development recognizing Kenmore’s position as a regional transportation center and featuring larger scale commercial, office, and multi-family developments, attracting people from a much larger area than just Kenmore. Local serving development generally refers to mixed-use developments including high-density housing, civic and governmental, offices, small-scale commercial and retail, and locally oriented professional and personal services, primarily serving the Kenmore community.

- Create a Downtown circulation system that promotes mobility for all modes of travel, emphasizing a loop road circulation system.
- Create an interconnected system of trails, sidewalks, bikeways, and open spaces in Downtown.
- Promote the revitalization and expansion of business and retail compatible with the character of the Downtown districts. Encourage businesses that draw patrons during both the day and evening. Provide an adequate mix of on-street, surface, and structured parking, and encourage shared parking options.
- Provide high density, high amenity (includes public spaces and private facilities) pedestrian oriented residential neighborhoods meeting the housing needs of a variety of income levels, and developed at densities high enough to support transit and commercial uses. Off-street parking should be encouraged.
- Coordinate public and private investment to achieve optimal leverage of public funds.
- Create an identity for the Downtown and SR-522 by giving priority consideration to improving the appearance of the physical environment through design guidelines, sidewalks, landscaping, street trees, public art and signage.
- The Downtown should acknowledge and create a beneficial and symbiotic relationship with SR-522.
- Integrate and manage Downtown development to support sound ecological principles by responding to natural landforms, providing stormwater management, improving water quality and retaining and adding green spaces.
- Identify Downtown view corridors of significant off-site features (i.e. Lake Washington, Cascades, and surrounding hillsides), giving priority consideration to provision of public physical and visual access from the Downtown Quadrants to the waterfront.

Additional Principles – Northwest Quadrant

- Locate the Civic Center facility (including City Hall, a Community Center and Library) in the Northwest Quadrant to provide the greatest stimulus to redevelopment. If there is a truly unique opportunity in another quadrant of the Downtown that would meet the balance of Civic Center criteria, it should not be ruled out.
- Locate a multi-modal transportation facility in the Northwest Quadrant linked with other public facilities and spaces, functioning as a key node within a larger regional system.
- Locate the Civic Center facility at a highly visible and/or accessible location, if possible taking advantage of view corridors to Lake Washington. The facility should provide long-term expansion potential and opportunities for private use of public space. Additional potential civic uses should be considered. The facility should be prominent, distinguishable and visually attractive.
- A large, functional, open, outdoor space should be created to function as a focal point and “public square,” providing opportunities for public and private gatherings.

- Give priority consideration to public purchase of parcels in the Northwest Quadrant where desired private investment is least likely to occur. Public investment may include purchase, long-term lease, or other owner/tenant options.

E. Vision and Priorities

Vision and Guiding Principles

The Kenmore Comprehensive Plan envisions downtown as “an attractive, vital, pedestrian-oriented city center offering commercial, civic, cultural and park spaces, integrated with higher density housing.” Building on this, the Kenmore Downtown Guiding Principles have and will serve as guidelines/evaluation criteria including for this redevelopment request for qualifications (see Appendix).

The Vision and Guiding Principles – implemented in part with the redevelopment of the Northwest Quadrant – are intended to meet community needs:

- **Creating a Central Place in Kenmore** where the community can shop, work, meet, and gather.
- **Stimulating Economic Revitalization** in a way that supports existing businesses, adds new businesses that meet resident needs, and captures more local dollars that now go to businesses outside of Kenmore.
- **Managing Traffic and Improving Circulation** in several ways such as placing mixed uses near transit, making improvements to City roads, and giving residents local choices to work, shop, and live.
- **Protecting single-family residential areas.** New multi-family capacity and commercial opportunities are concentrated in Downtown and away from single-family neighborhoods.
- **Protecting the Environment.** Having commercial and multifamily growth occur in an already urbanized area with

access to services and transportation reduces pressure upon environmentally sensitive areas.

Priorities for 9.72 Acre Site

RFQ submittals shall demonstrate how they meet the Downtown Vision and Guiding Principles as well as the City’s priorities for the site. The City’s priorities for the 9.72-acre property are to:

- Integrate existing businesses and add new commercial businesses; and
- Add high amenity, high density attached housing; and
- Feature a destination community gathering space designed to be a unique or “signature” space within the development for the local community; and
- Include a variety of parking solutions including on-street parking and on-site shared, structured, and surface parking; and
- Facilitate the City’s planned Downtown loop road and pedestrian and bicycle network; and
- Provide a unique design that takes advantage of views to the lake, demonstrates sensitivity to surrounding sites that may redevelop in the future, and is consistent with City design standards; and
- Design a mixed use development that is human scale and pedestrian friendly; and
- Provide a development that is responsive to the market and is fiscally responsible for the community.

Summary of Goals and Action Strategies

Goal I: Establish Kenmore's Image by Promoting its High Quality of Life and Many Assets

- A. Engage Kenmore residents through ongoing community outreach around economic development goals and key initiatives, such as the redevelopment of Downtown
- B. Launch a community marketing campaign to raise Kenmore's profile in the region
- C. Strengthen and promote Kenmore's community activities and events, such as summer concerts at Saint Edward State Park
- D. Support efforts to improve, maintain, and expand parks and open spaces, recognizing them as an important economic vitality asset

Goal II: Support Existing Businesses and Pursue Opportunities to Expand Employment

- A. Maintain a culture supportive of economic development among all members of the City organization
- B. Focus the City's economic development efforts on independent, community-scale retailers and employers, with a particular emphasis on the outdoor recreation, clean-tech, and health care sectors
- C. Promote a business and development climate that supports desired economic growth
- D. Work to retain the City's existing independent businesses by understanding and responding to their issues
- E. Support the growth of a health-related cluster
- F. Maintain the opportunity for longer-term office based employment

Goal III: Create a Multi-Use, Vibrant, and Walkable Downtown

- A. Prepare for and build off of Kenmore Village, City Hall, the library, and other existing or planned Downtown projects and improvements
- B. Develop NE 181st Street as a unifying feature of a pedestrian-oriented Downtown
- C. Encourage additional residential development in the Downtown to increase activity and attract daily goods shops, services, and restaurants
- D. Capture pass-through traffic on SR 522 and the Burke-Gilman Trail by creating strong connections to the Downtown

Goal IV: Advance the Community's Connection to the Waterfront

- A. Continue to pursue designation as the first King County ferry district demonstration route
- B. Provide leadership in opening up the waterfront
- C. Establish improved linkages to the waterfront



Attachment 6

Summary of Proposed Kenmore Action Plan and Key Dates

(Dates are Tentative and Subject to Change)

Step 1: Complete a purchase and sale agreement for a portion of the Kenmore Village property and close the sale. Estimated purchase and sale agreement completion: Before June 26, 2012.

Step 2: Contract with a property management company—July 2012.

Step 3. Place the remaining property (or a portion of the remaining property) on the market for sale that leads to closing.

- A. Council meeting June 14, 2012: Review key goals that must be affirmed for the Kenmore Village property and downtown.
- B. Council meeting July, 30 2012: Develop a positioning statement for the site. Identify what existing assets position the site to win, and what businesses/uses are likely to be attracted to and successful at this site. Hold a Council/developer forum on July 10 to obtain business and community perspectives on the position statement.
- C. Council Meeting Thursday, September 6, 2012: Determine specific actions the City should take (or commit to take) before putting the property on the market for sale in order to position the Kenmore Village property to successfully compete against other locations.
- D. Council Meeting October 1, 2012: Determine which mechanism the City should use to sell the property.