

RESOLUTION R-5682

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND SELECTING A DEVELOPER FOR THE ICE-SKATING FACILITIES, RESTAURANT, AND COMMUNITY CENTER AND DIRECTING THE CITY MANAGER TO ENGAGE IN NEGOTIATIONS ON APPROPRIATE AGREEMENTS TO ADVANCE THE DEVELOPMENT OF THE PROJECT AND TO SATISFY THE PUBLIC BENEFITS AS DEFINED BY COUNCIL.

WHEREAS, the City of Kirkland ("City") adopted a Parks, Recreation & Open Space Plan ("PROS Plan") in 2022, which provides a framework for future parks and recreation planning efforts, identified seven goals, including enhanced and improved access to athletics and sports opportunities and the continued provision of a variety of recreation services, facilities, and programs that promote the health and well-being of community members of all ages and abilities; and

WHEREAS, Resolution R-5606 authorized the City to purchase the Houghton Park and Ride property from the Washington State Department of Transportation ("WSDOT") for possible use by the City as a new aquatics and recreation facility provided Kirkland Proposition 1 was approved by the Kirkland voters at the November 7, 2023 General Election or for other parks and public purposes to advance goals identified in the PROS Plan; and

WHEREAS, Kirkland Proposition 1 was not approved by the Kirkland voters at the November 7, 2023 General Election, and subsequent community engagement revealed that many in the Kirkland community preferred the City pursue additional recreation facilities and opportunities at little or no additional cost to the City through public private partnerships; and

WHEREAS, the City received an unsolicited proposal from the Seattle Kraken professional ice hockey team ("Seattle Kraken") on December 15, 2023, to develop a Kirkland Iceplex facility at the former Houghton Park and Ride site, which proposal was presented to the Council at the March 1, 2024 Council Retreat and the March 5, 2024 Meeting and following the Council's decision to not pursue a new aquatics center at that location in view of the rejected ballot measure; and

WHEREAS, the Council has received numerous public briefings on the Kraken's proposal, including favorable economic analysis of the Seattle Kraken's proposal conducted by an external consultant and staff's evaluations of the proposal highlighting potential community benefits including the team's commitment to funding the Iceplex and providing the warm shell and tenant improvements for the City Community Center, thereby eliminating the need for a ballot initiative to raise additional public revenue to fund this new community amenity; and

WHEREAS, seeing significant potential public benefits to the community and opportunities to advance the PROS Plan at the conclusion of a successful negotiation with the Seattle Kraken, the City has continued to explore a partnership with the Seattle Kraken related to a Seattle Kraken Iceplex and City Community Center at the former Houghton Park and Ride site; and

WHEREAS, on September 17, 2024, Council adopted Resolution R-5645 to establish a framework for the City to begin formal negotiations with the Seattle Kraken, which was intended as a guide and policy direction to staff relating to the financing, design, construction, ownership, operation, and public benefits of a Seattle Kraken Iceplex and City Community Center; and

WHEREAS, on February 24, 2025, and pursuant to the authority provided in chapter 35.42 RCW relating to property leases involving cities, staff issued a Request for Qualifications ("RFQ"), Job No. 06-25-CMO, to solicit interest from firms to develop the ice-skating facilities, restaurant, and community center; and

WHEREAS, the City received one response to the RFQ, which was jointly submitted by the Seattle Hockey Partners, LLC d/b/a Seattle Kraken, and Generator Studios; and

WHEREAS, following staff review of the Seattle Kraken and Generator Studios partnership RFQ submittal, staff recommends that the Council select that partnership as the developer for the Ice-Skating Facilities, Restaurant, and Community Center project; and

WHEREAS, while the City Manager or their designee is authorized to select the developer following an RFQ, given the public significance of the development and the use of publicly owned property, the City Manager recommends that the Council make the award as allowed by KMC 3.85.110 (e); and

WHEREAS, selection of the successful developer for purposes of Request for Qualifications, Job No. 06-25-CMO does not formalize all aspects of the parties' relationship or bind the City to constructing or agreeing to construct the facility, but instead such selection advances the project to the next stage, allowing City staff to begin negotiations on associated agreements to advance the development of the project and to satisfy the public benefits as defined by Council in Resolution R-5645; and

WHEREAS, any final agreements resulting from those negotiations will be the subject of additional public outreach, a public Council hearing, and formal approval by the Council and Seattle Kraken.

NOW, THEREFORE, be it resolved by the City Council of the City of Kirkland as follows:

Section 1: The Seattle Hockey Partners and Generator Studios partnership is selected as the successful developer for the ice-skating facilities, restaurant, and community center for purposes of selecting a developer for the project solicited under the City of Kirkland's Request for Qualifications, Job No. 06-25-CMO.

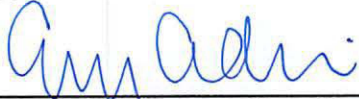
Section 2: The City Manager is directed to engage in negotiations with the selected developer on appropriate agreements in an effort to advance the development of the ice-skating facilities, restaurant, and community center project and to satisfy the public benefits as defined by the City Council in Resolution R-5645.

Passed by majority vote of the Kirkland City Council in open meeting this 6th day of May, 2025.

Signed in authentication thereof this 6th day of May 2025.


Kelli Curtis, Mayor

Attest:

A handwritten signature in blue ink, appearing to read "Amy Adkisson", written over a horizontal line.

Elizabeth Adkisson, Acting City Clerk