

RESOLUTION NO. R- 4365

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND, DIRECTING THE CITY MANAGER TO INVESTIGATE DEVELOPMENT OPPORTUNITIES FOR THE CITY-OWNED PARKING LOT AT THE CORNER OF LAKE STREET AND CENTRAL WAY AND TO ISSUE AN RFQ TO SOLICIT DEVELOPMENT INTEREST, AND OUTLINING THE CITY OBJECTIVES IN POTENTIAL DEVELOPMENT OF THE PROPERTY.

WHEREAS, enhancement of the City's pedestrian-oriented downtown is a high priority for the City of Kirkland; and

WHEREAS, the Downtown Strategic Plan (Resolution 4294) identifies the City-owned parking lot at the corner of Lake Street and Central Way as a key opportunity site and encourages the City to facilitate redevelopment of the site and adjoining property; and

WHEREAS, surface parking lots are inconsistent with the design guidelines for the downtown core and interrupt the pedestrian fabric created by attractive storefronts with overhead weather protection; and

WHEREAS, redevelopment of surface parking lots with attractive retail space activates the sidewalks, creates pedestrian linkages between retail streets, and strengthens the retail character of downtown; and

WHEREAS, the Downtown Action Team has recommended that the City move forward at this time with investigating development opportunities and issuing an RFQ as an implementation measure of the Downtown Strategic Plan;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Kirkland as follows:

Section 1. The City Council directs the City Manager, in conjunction with relevant City departments and appropriate consultants, to investigate development opportunities for the City-owned parking lot at the corner of Lake Street and Central Way in way a manner that supports the Downtown Strategic Plan. The City shall proceed to investigate the level of market interest in and development opportunities for these properties, and the potential for achieving City objectives, by issuing a Request for Qualifications (RFQ) for development, discussing partnership opportunities with adjoining property owners, selecting appropriate developer(s), working through a design process, and entering into negotiating disposition and development agreements. The City Council further requests briefings from the City Manager shall give briefings to the City Council at key points in the process. Investigating development opportunities in this manner implies no commitment on the part of the City to actually dispose of the property.

Section 2. The City's intent in the potential redevelopment is to achieve these public objectives:

- a) to create economically viable, high quality retail space at this important downtown corner consistent with identified economic development goals;
- b) to support downtown retail with mixed-use development including ground floor retail with office or housing above;
- c) to promote an active pedestrian environment;
- d) to replace unattractive surface parking with public parking in a more appropriate form (underground, structured, or behind structures);
- e) to create active pedestrian open space at the street corners;
- f) to pursue opportunities for partnerships with adjoining property owners if partnering results in a superior project;
- g) to optimize overall monetary return and tax revenue to the City while achieving established public objectives;
- h) to promote the goals and policies of the Downtown Plan Chapter of the Comprehensive Plan and the strategies of the Downtown Strategic Plan; and
- i) to catalyze economic development and revitalization in the downtown.

PASSED by majority vote of the Kirkland City Council on the 6th day of November, 2002.

SIGNED IN AUTHENTICATION thereof on the 6th day of November, 2002.



Mayor

Attest:



City Clerk