

RESOLUTION NO. 2018-09

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ISSAQUAH, WASHINGTON, PROVIDING A COMMITMENT FOR THE SIZE AND FINANCIAL INVESTMENT FOR THE NONPROFIT COMMERCIAL SPACE (“OPPORTUNITY CENTER”) IN THE TRANSIT ORIENTED DEVELOPMENT (TOD) PROJECT.

WHEREAS, the City issued a Transit-Oriented Development (TOD) Request for Proposals (RFP) in November 2016 to facilitate the development of a mixed-income, mixed-use development adjacent to the Issaquah Transit Center; and

WHEREAS, the TOD RFP included the provision for developer provided public benefits beyond affordable housing including 10,000 square feet ground floor commercial space deeded to the City for nonprofit use (“Opportunity Center”), 2,000 square feet assisted living residential space deeded to a nonprofit and a one-quarter acre public plaza; and

WHEREAS, the City’s Healthy Community Initiative conducted a Community Needs Assessment in 2017 which identified priority health and human services disparities in Issaquah; and

WHEREAS, the City issued an Opportunity Center Request for Proposals in October 2017 to identify interested nonprofit organizations to locate in the TOD project to expand services to Issaquah residents; and

WHEREAS, further assessment of the development costs identified a need for additional funding to maintain the 10,000 square feet of the Opportunity Center; and

WHEREAS, City staff provided three options to City Council to address the additional funding requirement; and

WHEREAS, a commitment to the size and investment level is required at this time to allow the project to proceed with design and other financial commitments, with the understanding that final commitments will be included in the forthcoming Council approved development agreement, expected in Fall 2018; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF ISSAQUAH, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. Opportunity Center Size and User. The Council supports maintaining the 10,000 square feet of the Opportunity Center in the TOD project. The Council directs staff to continue work with Valley Cities and HealthPoint to create a community health center and return to Council with a letter of intent with lease rate and term details as well as contributions towards tenant improvements.

Section 2. Opportunity Center Investment. The Council agrees that the City will invest up to \$2,800,000 for shell construction and \$2,250,000 for tenant improvements in exchange for the 10,000 square foot ground floor commercial space, known as the Opportunity Center. The intention of the Council for this financial commitment is to fund over several years, with the first commitment in 2018 to provide for design expenses. The remaining shell construction costs are scheduled to be available to the developer at the beginning of construction, anticipated in early 2020. Council directs staff to prepare a 2018 budget amendment for Council approval and amend the capital improvement projects plan to include this project during the regular plan update process. The investment for tenant improvements are required approximately one-year prior to the completion of the project construction to allow for planning.

Section 3. Transit-Oriented Development Project Design. The City directs staff to continue to work with Spectrum Development Solutions and King County Housing Authority to

advance design of the entire TOD project with the understanding that additional public meetings will be held in 2018.

PASSED by the City Council this 4th day of June, 2018.



TOLA MARTS, COUNCIL PRESIDENT

APPROVED by the City Council this 4th day of June, 2018.



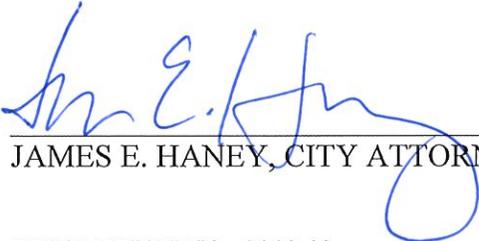
MARY LOU PAULY, MAYOR

ATTEST:



CHRISTINE L. EGGERS, CITY CLERK

APPROVED AS TO FORM:



JAMES E. HANEY, CITY ATTORNEY

RESOLUTION NO: 2018-09
AGENDA BILL NO: AB 7534

DISTRIBUTION SCHEDULE
City of Issaquah

FINAL STEP
Original Filed in
Clerk's Records Room
DATE: 7/9/18

Resolution No. 2018-09

AB 7534

Subject: Providing a commitment for the size and financial investment for the nonprofit commercial space ("opportunity center") in the Transit Oriented Development (TOD) project.

6/4/2018 Date passed by City Council

- Signed by Mayor
- Signed by Council President
- Signed by City Clerk

Electronic copies of executed document distributed as follows:

Website Posting (iCompass): 6/6/18
Code Publishing Website: n/a
MRSC (per RCW 35A.39.010) – email notification: 6/6/18
Originating Department (Name, Dept.): Jen Davis Hayes, ED 6/6/18
Other: n/a

Hard copies of executed document distributed as follows:

Other: none
Certified Copies: 0
Total **photocopies** needed: 0

Reviewed by City Clerk ll Date 7/9/18

Tisha Lieser
Tisha Gieser, Deputy City Clerk

7/9/18
Date