



JULY 2007 • CITY HALL: 6700 NE 181ST STREET, KENMORE, WA 98028 • (425) 398-8900 • WWW.CITYOFKENMORE.COM

Kenmore Takes Giant Step toward Creating New Downtown City Council Votes in Favor of Developing Kenmore Village by the Lake

The City of Kenmore and Kenmore Partners LLC have officially entered into an agreement to redevelop a large parcel of downtown property into a new city center.

On Monday, July 9, the Kenmore City Council voted to approve the Disposition and Development Agreement (DDA) with Kenmore Partners LLC, a subsidiary of Urban Partners LLC, for redevelopment of a 9.6-acre, City-owned downtown property into Kenmore Village by the Lake, a mixed-use "village" of housing, significant retail, open space and a central gathering space that will be the centerpiece of a newly revitalized downtown Kenmore.

"This action culminates several years of planning and is the catalyst to realizing the community-generated vision for Kenmore's future," said Kenmore Mayor Randy Eastwood. "This project features housing choices – including affordable homes – with commercial services close by, and it provides a vital and pedestrian-friendly downtown. This is the right time and the right place for this project."

The DDA outlines the key components and milestones for sale of the City-owned, 9.6-acre site (located at the intersection of 68th Avenue NE and NE 181st Street) to Kenmore Partners for redevelopment. The City's consultant, Jim Reinhardsen of Heartland LLC, presented the draft DDA to the City Council at the Council's June 11, 2007, meeting. A public hearing was held on June 18.

Following the City Council vote, the Council held an official signing of the documents by city manager Stephen Anderson and Kenmore Partners principal Dan Rosenfeld.

City Council members expressed their excitement



Kenmore Partners Principal Dan Rosenfeld (center left) and City Manager Stephen Anderson (center right) sign the Disposition and Development Agreement.

about the agreement, citing the deliberate and thoughtful planning process involved as well as the vision and contributions of previous City Councils, Planning Commissions and the Downtown Task Force. Council members also praised the project for using "green" LEED (Leadership in Energy and Environmental Design) construction principles and allowing the City to have exclusive use of the project's gathering space several times a year for community events.

Over the past 15 months, Kenmore Partners has extensively engaged the community in public participation, recently attending its 41st community

meeting. Additional community input into the design of the central space will be scheduled for fall of 2007.

The City of Kenmore and Urban Partners, the developer of the project, are continuing to work together to move forward on plans for market-rate and affordable housing as well as retail and open space within Kenmore Village by the Lake. Kenmore Partners recently created a partnership with Housing Resources Group (HRG), a nonprofit organization that will provide affordable housing in Kenmore Village by the Lake. Kenmore Partners is also currently in talks with a potential anchor tenant for the project.

SR 522 IMPROVEMENT PROJECTS

Construction on SR 522 between 73rd Avenue NE and 83rd Place NE is well under way. MidMountain Contractors, Inc. will continue to work on the east segment of SR 522 through 2008. Construction activities this summer include:

Replacing the SR 522 Swamp Creek Bridge

All lanes on SR 522 will be shifted to the north for six months to allow for bridge construction near 80th Avenue NE. Contractors will build one half of the bridge and then shift traffic to the south for the following six months to build the other half.

This work will eliminate the left turn to 80th Avenue NE for eastbound SR 522 traffic for one year. A detour is in place for drivers.

80th Avenue NE detour

Drivers going eastbound on SR 522 that want to turn left (north) on 80th Avenue NE should instead:

- Turn left (north) on 73rd Avenue NE
- Then turn right (east) on NE 192nd Street to access 80th Ave N

A new signal at 83rd Place NE will also allow drivers to make a U-turn with a left green arrow to access 80th Avenue NE.

Burke-Gilman Trail detour

The Burke-Gilman Trail is closed between 73rd Avenue NE and 83rd Place NE through the end of 2007.

Trail users are being re-routed to NE 175th Street as contractors prepare to widen SR 522 and add Business Access and Transit lanes.

Businesses open during construction

Don't be fooled by orange cones and construction activities. It's business as usual in Kenmore and local businesses are open during the SR 522 construction. Signs indicating that businesses are open during construction will be placed near driveways to alert

people to entrances.

Contact us with questions

The City of Kenmore is working to keep residents and businesses informed throughout construction. For more information about the project or to sign up for construction e-mail alerts please visit www.KenmoreSR522.com. Or, call the project's 24-hour hotline at 425-765-9092 with any questions or concerns.

