



TO: City Council

FROM: John Marchione, Mayor

DATE: February 19, 2013

SUBJECT: APPROVAL: FRAMEWORK FOR REQUEST FOR PROPOSALS FOR A DOWNTOWN AFFORDABLE SENIOR HOUSING DEVELOPMENT

I. RECOMMENDED ACTION

Approve the Framework for the Request for Proposals as shown in Attachment A.

II. DEPARTMENT CONTACTS

Rob Odle, Director, Planning and Community Development, 425-556-2417

Colleen Kelly, Assistant Director, Community Planning, 425-556-2423

Lori Peckol, AICP, Policy Planning Manager, 425-556-2411

Sarah Stiteler, AICP, Senior Planner, 425-556-2469

III. DESCRIPTION/BACKGROUND

At its January 22, 2013, study session the Council discussed and provided input on key project objectives for use in development of Request for Proposals (RFP) for affordable senior housing on the city-owned property on 160th Avenue NE. The Council direction from this discussion provides the framework for development of the RFP and evaluation of responses. The Council discussed a range of topics including the site requirements, levels of affordability, design sensitivity, and disposition of the property. Staff plans to publish the RFP at the end of February 2013 with the integration of the Council's direction, as identified in Attachment A.

The subject site is approximately 0.81 acres, located at 8550 160th Avenue NE in Downtown, across from the entrance to the City Hall campus. The property was acquired in 1986 as part of the larger property acquired for the City Hall campus expansion. The City Council acknowledged the desirability of this site for affordable senior housing primarily due to its location within close proximity to transit, the Redmond Senior Center, and a variety of other services such as retail, medical, and recreational. The project concept is for 50 to 70 units of senior housing with a height limit of five stories. No street level retail is required at this location.

Staff has briefed the Design Review Board, Human Services Commission, and the Senior Advisory Committee and asked for input regarding key issues to consider in the RFP. In addition, staff has requested that one representative from each group, together with one representative from the City Council, and staff as appropriate to participate on a committee that reviews the RFP proposals.

Following Council action, staff will release the RFP and meet with applicants during late February 2013. Committee review and recommendation regarding the responses and Council approval of a development team and lease will occur in spring 2013.

IV. IMPACT

- A. Fiscal.** This action expresses the City Council's intent to pursue development of affordable senior housing on property owned by the city and to establish a long term, no cost lease with the lessee.
- B. Service Delivery.** This action would support development of 50 to 70 units of senior affordable housing for which there is a significant need.

V. ALTERNATIVES

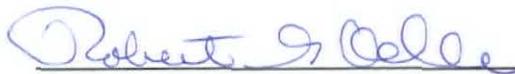
- A. Approve the Framework for the RFP.** Staff recommends this alternative since it carries out the Council's direction and priorities for this property and facilitates development of senior affordable housing.
- B. Modify the Framework.** The Council could identify additional guidance regarding the framework.
- C. Reject the Framework.** Staff does not recommend this alternative since it would not carry out the Council's direction and priorities, and could compromise achievement of senior affordable housing on this property.

VI. TIME CONSTRAINTS

Timely action on the framework enables the City to move forward with seeking proposals and funds for this project.

VII. LIST OF ATTACHMENTS

Attachment A: Framework for Request for Proposals for a Downtown Affordable Senior Housing Development



Robert G. Odle, Director, Planning and Community Development

2/8/13

Date

Approved for Council Agenda:



John Marchione, Mayor

2/8/13

Date

ATTACHMENT A: FRAMEWORK FOR REQUEST FOR PROPOSALS FOR A DOWNTOWN AFFORDABLE SENIOR HOUSING DEVELOPMENT

STATEMENT OF INTENT: The Redmond City Council intends to pursue the development of affordable senior housing on the property owned by the City located at 8550 160th Avenue NE. The development of the property in this manner will help serve the housing needs of senior residents and support other community goals and policies, such as for the Downtown, transportation, and economic development.

Site: The property is a very attractive location for senior housing. It is well served by transit and the Downtown Transit Center is nearby, providing access to regional destinations. Located across the street from the site are the Redmond Municipal Campus, which contains the Redmond Senior Center and City Hall; the King County Courthouse; and the Redmond Library. In close proximity are retail services for daily needs including grocery, banking, pharmacy and entertainment, as well as recreational opportunities. In addition, Evergreen Medical Services is within 0.25 miles. The property was acquired by the City using non-utility funds in 1986 for possible municipal campus expansion. The site is no longer necessary for that purpose, or for a stormwater facility.

Pedestrian Corridors: There is a mid-block pedestrian corridor located on the southern edge of the property. The Council has determined that the existing mid-block pedestrian corridor is the safest option for pedestrians crossing 160th Avenue NE and any previous requirements for an additional vehicular or pedestrian lane that bisect the 160th site are removed. Council supports improvements, such as lighting, to the crosswalk at this location.

Affordability: There is a significant need for affordable senior housing in Redmond, especially located within urban centers and close to transit and services. Competition for federal tax credits or other local funding sources may affect the level of affordability that may be obtained; however, the City Council would like to pursue the greatest level of affordability possible for this development. A mix of unit rents that range between very low-income priced units (affordable to those with incomes at 30% or less of the Area Median Income or AMI) and units that are affordable to households with moderate incomes (50-60% of AMI) is preferred.

Design Sensitivity: The City Council seeks functional and visual compatibility with adjacent properties and the integration of vehicular access, parking and pedestrian linkages with the street (public) and interior (private) spaces. Within the height overlay area of the Town Square zone in which the property is located, the height limit is five stories. The City Council supports development of a five story structure to maximize the opportunity for affordable housing so long as that can be achieved in a manner that provides a superior design approach given the site's narrow depth and the long horizontal street elevation.

Property Disposition: The City Council intends to lease the property for the public purpose of providing affordable senior housing. The lease would be of long term duration (75 years is

suggested) and would be at no cost to the lessee with terms as necessary to obtain financing for the improvements. Any liability or future expenses accruing to the site, including maintenance or other requirements, would be the responsibility of the lessee. The City Council may periodically review the terms according to the stipulations in the lease.

Other Issues: The City Council prefers development of an affordable senior housing project that leverages additional public sources and may be occupied within a time frame of two to three years. Developers that are able to leverage additional public or private sources are encouraged. Residential developments that include provisions for uses in common areas and management practices appropriate to the residential population and work cooperatively with the adjacent senior center are also encouraged.