



CITY OF KIRKLAND

Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587-3225
www.ci.kirkland.wa.us

MEMORANDUM

To: David Ramsay, City Manager
From: Eric Shields, Planning Director
Date: December 2, 2005
Subject: TOTEM LAKE MALL DEVELOPMENT AGREEMENT

RECOMMENDATION

Hear a status report from City staff and representatives of Coventry/ DDR on the progress of preparing a Development Agreement for the Totem Lake Mall.

Approve the attached revision to the Totem Lake Mall Memorandum of Understanding to extend the time period to adopt a development agreement.

Approve the expenditure of up to \$50,000 to hire an artist to assist in the planning for public art in the Totem Lake Mall redevelopment project.

Continue the public hearing on the development agreement to January 3, 2006

BACKGROUND

A hearing to take public comment on a draft Development Agreement for the Totem Lake Mall had originally been scheduled on November 28, 2005, but was continued to December 13. Progress on preparing the development agreement is going well and most issues have been satisfactorily resolved. The agreement, however, is lengthy and there are several details that still need to be wrapped up. Consequently, the agreement is not yet ready to be presented to the Council and public.

I'm confident that the agreement will be completed in time to be considered at the January 3 Council meeting. In fact, I'm optimistic that the agreement will be ready for Council review prior to distribution of the remainder of the January 3 Council packet.

The attached memorandum and letter provide background on the request to hire a planning artist.

Es: TL Mall memo to CC meeting 12-13-05



CITY OF KIRKLAND

City Manager's Office

123 Fifth Avenue, Kirkland, WA 98033 425.587.3001

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MEMORANDUM

To: Dave Ramsay, City Manager

From: Lynn Stokesbary, Assistant City Manager
Eric Shields, Director of Planning and Community Development

Date: December 2, 2005

Subject: Integration of Public Art in Totem Lake Mall Redevelopment Project

RECOMMENDATION:

It is recommended that the City Council consider adding a planning artist to work with the design team for the redevelopment of the Totem Lake Mall in an amount not to exceed \$50,000 from the City Council's Special Project Reserve (Fiscal note attached). Attached is a letter from Cultural Council Chair Bob Larson recommending this funding to move forward on integrating art into the project.

BACKGROUND DISCUSSION:

The public elements of the Totem Lake Mall redevelopment project presents an important opportunity to integrate public art into a collaborative design involving site planners, artists, and architects. On November 28, staff met with representatives of the Cultural Council, Bill Fuller with Fuller Sears Architects, and Cath Brunner from 4Culture (King County's Cultural Services Agency). 4Culture is an experienced leader in the field of public art and has worked on a number of private/public projects. They have a pre-qualified list of planning artists, including many who live locally, that have experience in projects similar to Totem Lake. The advantage of bringing an artist in now is the opportunity to design art as an integral element, created with an understanding of the site, and incorporated with surrounding architecture. This would avoid considering public art as an afterthought when the project is in its later stages or completed, creating more difficulty for artistic treatment and often results in higher costs. At this stage of conceptual planning there is greater opportunity for making the project more special through making the visual and pedestrian experience of the project more special. We know that benches, railings, pavement treatment, and other public amenities are going to be part of the project. The early involvement of an artist planner can begin thinking about, for example, trading one paving treatment for another. This can result in making the end product more inviting and interesting to visit. In some cases, it may even result in the same cost as original materials.

Coventry/ DDR is receptive to having a planning artist work with their team. If approved by the City Council, the staff would work with architect Bill Fuller, the Cultural Council, and 4Culture to select soon a planning artist with demonstrated experience and confidence in working with a design team. According to 4Culture, the cost estimate for an artist planner is \$50,000. This amount is consistent with the cost for similar projects of the size and magnitude of the Totem Lake Mall.

Memorandum to Dave Ramsay
December 2, 2005
Page 2

The approved Conceptual Master Plan requires that Coventry/DDR submit with their design review application, detailed plans and/or detailed language that address suitable locations for public amenities, such as art, sculptures, fountains, and benches. Again, by having a planning artist working hand in hand with the design team early, there is an opportunity for all of these amenities to be thoughtfully considered and integrated into the site in order to create something really special and memorable for the project. If the cost for integrating art into the project exceeds the budget for public improvements agreed to by the City and Coventry/DDR in the previously approved Memorandum of Understanding, then we would ask the planning artist to return with alternative funding options for the City Council to consider .

FISCAL NOTE

CITY OF KIRKLAND

| Source of Request | | | | | | | |
|--|---------------------------------|-------------------------|--------------------------|-------------------------------|------------------------|-----------------------------|----------------|
| Lynn Stokesbary, City Manager's Office | | | | | | | |
| Description of Request | | | | | | | |
| Authorization for up to \$50,000 for a planning artist to work with the design team on the Totem Lake Mall project. | | | | | | | |
| Legality/City Policy Basis | | | | | | | |
| This request is accompanied by a letter from the Cultural Council and covers the cost of an art planning consultant for the proposed redevelopment of Totem Lake Mall. The cost for the art itself could potentially require additional funding from the City. | | | | | | | |
| Fiscal Impact | | | | | | | |
| The City Council has given a preliminary commitment of up to \$15 million for public improvements at the Totem Lake Mall. There is some funding within the developer's overall project budget to incorporate artistic amenities. If the proposed artistic elements exceed the amount allocated by the developer, then Council may be presented with a request for additional funding for public art. | | | | | | | |
| Recommended Funding Source(s) | | | | | | | |
| Reserve | Description | 2006 Est End Balance | Auth. Prior 2005 Uses | Auth. Prior 2005 Additions | Amount This Request | Revised 2005 End Balance | 2005 Target |
| | Council Special Project Reserve | 254,760 | 46,200 | 0 | 50,000 | 158,560 | 250,000 |
| | | | | | | | |
| Revenue/ Exp Savings | | | | | | | |
| Other Source | | | | | | | |
| Other Information | | | | | | | |
| | | | | | | | |

| | | | |
|-------------|--|------|----------|
| Prepared By | M. Beard, Director of Finance and Administration | Date | 4-Dec-05 |
|-------------|--|------|----------|

General Government Reserve Summary

| Reserves | Prior 2002 Uses | 2002 Est End Balance* | Amount This Request | Revised 2002 End Balance | 2002 Target | Over (Under) Target |
|---------------------------------------|--------------------|--------------------------|------------------------|-----------------------------|-------------------|------------------------|
| GENERAL PURPOSE RESERVES | | | | | | |
| Contingency | | 2,354,477 | | 2,354,477 | 2,522,990 | (168,513) |
| General Capital Reserve | | 3,696,846 | | 3,696,846 | 3,968,149 | (271,303) |
| Park & Municipal Reserve: | | | | | | |
| General Operating Reserve | | 4,228,836 | | 4,228,836 | 5,186,247 | (957,411) |
| Building & Property Reserve | | 2,186,972 | | 2,186,972 | TBD | TBD |
| Council Special Projects Reserve | | 250,000 | | 250,000 | 250,000 | 0 |
| Total General Purpose Reserves | 0 | 12,717,131 | 0 | 12,717,131 | 11,927,386 | (1,397,227) |
| SPECIAL PURPOSE RESERVES | | | | | | |
| Excise Tax Capital Improvement: | | | | | | |
| REET 1 | | 2,942,884 | | 2,942,884 | 1,032,000 | 1,910,884 |
| REET 2 | | 4,080,497 | | 4,080,497 | 4,370,000 | (289,503) |
| Equipment Rental: | | | | | | |
| Vehicle Reserve | | 4,715,929 | | 4,715,929 | 4,715,929 | 0 |
| Radio Reserve | | 106,000 | | 106,000 | 106,000 | 0 |
| Information Technology | | 603,970 | | 603,970 | 603,970 | 0 |
| Facilities Maintenance: | | | | | | |
| Operating Reserve | | 550,000 | | 550,000 | 550,000 | 0 |
| Facilities Sinking Fund | | 1,126,754 | | 1,126,754 | 1,126,754 | 0 |
| Cemetery Improvement | | 312,589 | | 312,589 | N/A | N/A |
| Off-Street Parking | | 276,599 | | 276,599 | N/A | N/A |
| Tour Dock | | 137,304 | | 137,304 | 130,000 | 7,304 |
| Street Improvement | | 2,097,987 | | 2,097,987 | N/A | N/A |
| Firefighter's Pension | | 995,155 | | 995,155 | TBD | TBD |
| Park & Municipal Reserve: | | | | | | |
| Litigation Reserve | | 19,509 | | 19,509 | N/A | N/A |
| Police Equipment Reserve | | 16,186 | | 16,186 | N/A | N/A |
| LEOFF 1 Police Reserve | | 600,000 | | 600,000 | TBD | TBD |
| Public Safety Building Reserve | | 1,000,000 | | 1,000,000 | N/A | N/A |
| Fire Engine (Forbes Creek F.S.) | | 350,000 | | 350,000 | 350,000 | 0 |
| Donation Accounts | | 89,822 | | 89,822 | N/A | N/A |
| Revolving Accounts | | 172,880 | | 172,880 | N/A | N/A |
| Total Special Purpose Reserves | 0 | 20,194,065 | 0 | 20,194,065 | 12,984,653 | 1,628,685 |

* The 2002 estimated ending reserve balance reflects both actual and planned uses in 2002.