



**CITY OF KIRKLAND**  
**PUBLIC WORKS**  
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## MEMORANDUM

**To:** Kurt Triplett, City Manager

**From:** Julie T Underwood, Director of Public Works  
Lee Ann Skipton, Facilities Services Manager

**Date:** May 12, 2026

**Subject:** **Declaring the Houghton Village Property as Surplus Real Property**

### RECOMMENDATION:

Staff recommends that Council approves proposed Resolution R-5736 declaring the City-owned property known as Houghton Village to be surplus to the City's needs and reauthorizing the City Manager to solicit purchase offers for Council's consideration. By approving the consent calendar, Council will authorize these actions.

### EXECUTIVE SUMMARY:

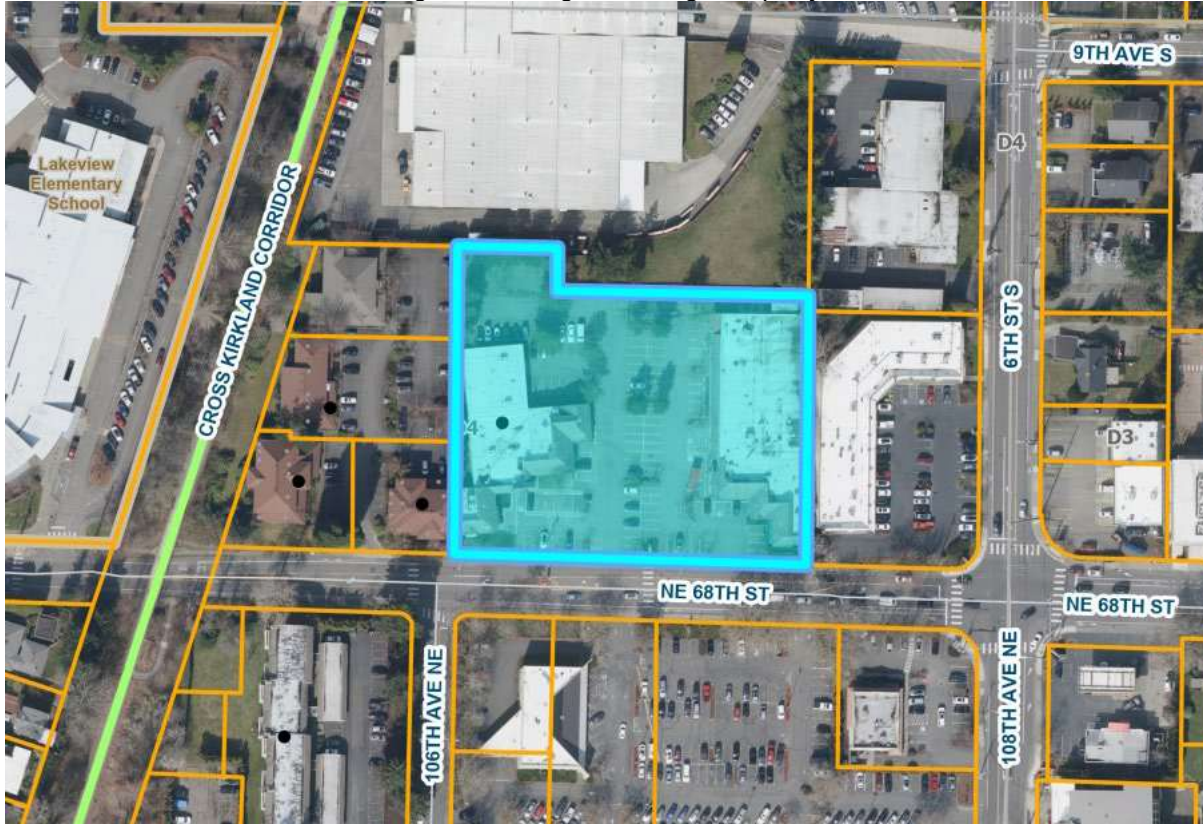
- The City purchased Houghton Village in 2022 to explore potential redevelopment opportunities in support of the City's goals for affordable housing, community and arts uses, non-profit organizations, public education, and other public purposes.
- In 2025, Council adopted a development plan for the site to advance greater development potential with substantial affordable housing.
- One key Council goal was to recover the full purchase price of the property as part of any redevelopment.
- Despite the City's efforts, economic market conditions for new construction resulted in no primarily affordable housing redevelopment opportunities that would fully repay the property acquisition costs. As a result, on February 3, 2026, Council directed the City Manager to market the property for sale, as detailed in Resolution R-5719.
- Staff is currently in the process of procuring a brokerage firm to assist with marketing the property for sale.
- In order to facilitate and streamline marketing the property, staff recommends Council approves the resolution declaring the real property located at Houghton Village surplus to the City's needs.

### BACKGROUND:

RCW 35A.11.010 empowers the City, through the City Council, to acquire and sell real property. The City Council approved purchase of the property known as Houghton Village through

Resolution R-5512 on January 18, 2022.<sup>1</sup> The property was acquired to explore potential mixed-use development of the property in support of the City's goals for affordable housing, community, and arts groups, non-profit organizations, public school, and other public purposes in Kirkland. The property is depicted in Figure 1 below.

Figure 1 : Houghton Village Property



In 2025, the City Council adopted a Development Plan for the site providing a framework for potential future use of the property in line with the City's goals.<sup>2</sup> Throughout the year, the City solicited potential redevelopment proposals for the property that contained substantial affordable housing. One key Council goal was to recover the full purchase price of the property as part of any redevelopment.

Despite the City's efforts, economic market conditions for new construction resulted in no primarily affordable housing redevelopment opportunities that would fully repay the property acquisition costs. Subsequently, the City Council approved Resolution R-5719 on February 3, 2026,<sup>3</sup> directing the City Manager to market the property and solicit offers from public, private, and non-profit entities, with viable proposals to be considered by the Council.<sup>4</sup>

<sup>1</sup> Resolution R-5512 is available here: <https://docs.kirklandwa.gov/CMWebDrawer/Recordhtml/518893>

<sup>2</sup> The adopted Final Development Plan is available here: [https://www.kirklandwa.gov/files/sharedassets/public/v/1/city-managers-office/deib/houghton-village-development-plan/hvdp\\_final\\_dev\\_framework\\_lowres2-28-2025.pdf](https://www.kirklandwa.gov/files/sharedassets/public/v/1/city-managers-office/deib/houghton-village-development-plan/hvdp_final_dev_framework_lowres2-28-2025.pdf)

<sup>3</sup> Resolution R-5719 is available here: <https://docs.kirklandwa.gov/CMWebDrawer/Recordhtml/619538>

<sup>4</sup> Item agenda materials are available here: [https://www.kirklandwa.gov/files/sharedassets/public/v/1/city-council/agenda-documents/2026/february-3-2026/9b\\_business.pdf](https://www.kirklandwa.gov/files/sharedassets/public/v/1/city-council/agenda-documents/2026/february-3-2026/9b_business.pdf)

## **DISCUSSION/ANALYSIS:**

Currently, the City is in the process of selecting a broker through a public procurement process.<sup>5</sup> Once a contract is finalized, the selected broker will prepare an opinion of value and marketing materials for the property. The plan is to advertise and market the property to potential buyers beginning in June 2026.

To facilitate marketing, staff recommends Council declare the property as surplus to the City's needs, authorizing and supporting the City in soliciting potential buyers. If adopted, proposed Resolution R-5736 would serve as the declaration of surplus for the Houghton Village property and would reauthorize the City Manager to solicit offers for the property. Any viable offers will be presented to Council for consideration, and any acceptance of an offer will be first approved by Council.

## **NEXT STEPS:**

Staff will return to Council to present offers in Executive Session, as authorized by RCW 42.30.110(1)(c). If any offer is acceptable, staff will work with the broker and potential buyer to present a purchase and sale agreement to Council for consideration and final approval.

## **ATTACHMENTS:**

Resolution R-5736, Resolution R-5736, Declaring the Houghton Village Property at 10600 NE 68th Street, Kirkland, Washington to be Surplus to the Needs of the City and Reauthorizing the City Manager to Solicit Potential Buyers

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<sup>5</sup> Staff solicited for a broker through a Request for Qualifications process. The RFQ can be viewed at this link: <https://www.kirklandwa.gov/files/sharedassets/public/v/1/finance-and-administration/business-opportunities/rfq-16-26-pw-real-estate-brokerage-services.pdf>