



**Date:** February 5, 2019  
**To:** City Council  
**From:** Nathan West, *City Manager*  
William Bloor, *City Attorney*  
**Subject:** Proposal to purchase and redevelop downtown parking lot

**Summary:** The City owns a parking lot located in the downtown to the south east of the intersection of Front St. and Oak St. Eric Dupar has leased that lot since 1998. Tonight, Mr. Dupar will present to City Council his proposal to purchase the parking lot and redevelop it into a combination parking garage, commercial center, and condominiums.

**Funding:** There will be a need as part of future steps to discuss the funding and budget considerations of this proposal.

**Recommendation:** Following the presentation by Mr. Dupar, if Council decides to consider the proposal further, instruct staff to:

1. Obtain an appraisal of the property;
2. Initiate the process to declare the subject real estate surplus to the needs of the City; and
3. Negotiate with Mr. Dupar a term sheet providing framework for transfer of the property, mitigation for loss of parking, permitting, utilities, and assurance that the construction would be completed in a timely manner.

**Background / Analysis:** In 1998, the City leased to a company owned by Mr. Dupar parking spaces in the downtown area, southeast of the intersection of Front St. and Oak St. -- the parking lot between the downtown clinic and the former Copies Plus building. (The lease continues to be granted to a company, not Mr. Dupar personally. However, for convenience, in this memo Mr. Dupar is referred to as the lessor, rather than using the full name of the company.) Mr. Dupar provided these parking spaces as part of the development of the former JC Penny building into office space for the Washington State Department of Social and Health Services.

The original lease expired in July 2014. At that time, the City negotiated a new lease with Mr. Dupar. In addition to the customary lease terms, the new lease granted to Mr. Dupar a right of first refusal to purchase the parking lot located at 216 West Front Street, south side of Front Street, between Oak and Cherry (identified in the Port Angeles Municipal Code as Lot A). and construct a parking garage should Council decide to sell the lot.

Mr. Dupar's proposal would result in the redevelopment of one of Downtown's largest surface parking lots. It would also incorporate the redevelopment of the currently vacant copies plus

building. As proposed there would be no net loss in public parking and additional capacity added in support of his project and other surrounding businesses. Parking capacity is important as this location has one of the most demanded public parking lots in Downtown due to the growing needs of DSHS, First Federal and North Olympic Healthcare Networks. The displacement of long-term parking due to the new performing arts center has also been an important consideration for Mr. Dupar. The City has encouraged Mr. Dupar to consider designing the project in a manner that allows for future conversion of parking into usable commercial or residential space.

The City has not offered that property for sale, however, in recognition of the First Right of Refusal Mr. Dupar developed a proposal, with a project narrative and architectural drawings, to purchase and redevelop the parking space into a combination parking garage, commercial center, and condominiums. Tonight, Mr. Dupar will present his proposal and ask the Council to direct staff to commence the next steps necessary for further consideration and evaluation. Staff encourages Council to avoid matters of discussion related to future land use decisions.

**Funding Overview:** There will be a need as part of future steps to discuss the funding and budget considerations of this proposal.

# ANIAN SHORES DEVELOPMENT

FEBRUARY 5TH, 2019

CITY OF PORT ANGELES CITY COUNCIL PROJECT PRESENTATION

The proposed development consists of:

1. 62 to 72 Units of Housing.
2. 3,600 to 5,600 Square Feet of Restaurant and Retail.
3. +/- 326 Parking Stalls accessed at off Oak Street.

The project is located south, across Front Street from the Proposed Performing Arts Center, between Oak Street to the east and the North Olympic Healthcare Clinic on the west. The land area consists of roughly +/- 49,000 Square Feet.

The projects goal is to create a modern but northwest innovative design with features to address multiple demands existing in downtown Port Angeles and the surrounding area while staying in sync with the City's revitalization plan.

We are sensitive to the fact that parking in downtown can be difficult and frustrating much of the time. In addition, the Performing Arts Center needs approximately 250 stalls available for its primarily evening time events. The project addresses these needs by increasing the parking in the existing lot by over double then adding stalls for the restaurant and the condo./apt. units.

The demand for affordable housing is more than just a concern in Port Angeles. With the current influx of people moving here it only amplifies the **lack of all types** of housing in the area. The project will increase the available housing inventory by 62 to 72 units of housing.

The restaurant will be located at the Northeast corner of the project. It will be owned and operated by existing restaurateurs from the State of Washington. They are highly attuned to the local, tourist and seasonal crowds that live or visit here in Washington. We are fortunate to have their local knowledge and expertise as a cornerstone to the project.

We have been waiting for this opportunity for decades and are excited to be presenting the project to you for your consideration.

We look forward to working with the City, Downtown Association and Performing Arts Center personnel/members to create a development in downtown Port Angeles that we can all be proud of for years to come. Thank you for your consideration! Feel free to contact us with questions and/or concerns.



222 WEST FRONT STREET



# PORT ANGELES HOUSING/RETAIL/PARKING





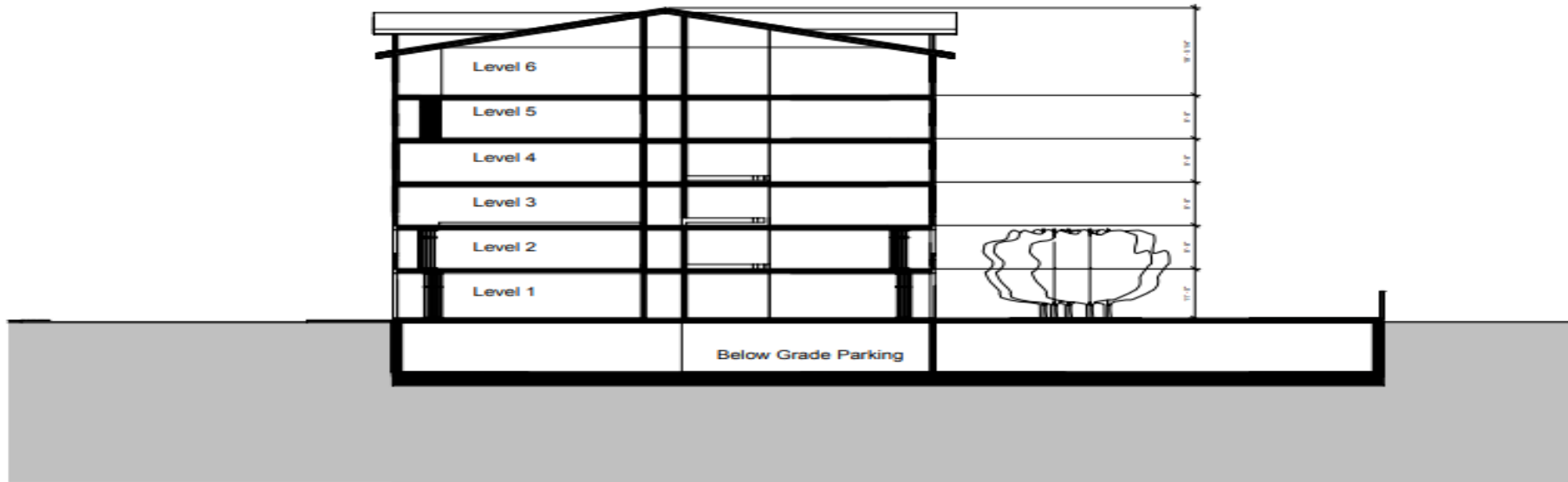
# PORT ANGELES HOUSING/RETAIL/PARKING



# PORT ANGELES HOUSING/RETAIL/PARKING



# PORT ANGELES HOUSING/RETAIL/PARKING BUILDING SECTION



0-12/11/18

1321 Riverside Ave., Ste 100  
Seattle, WA 98101  
206.962.6500  
MG2.com

**MG2**

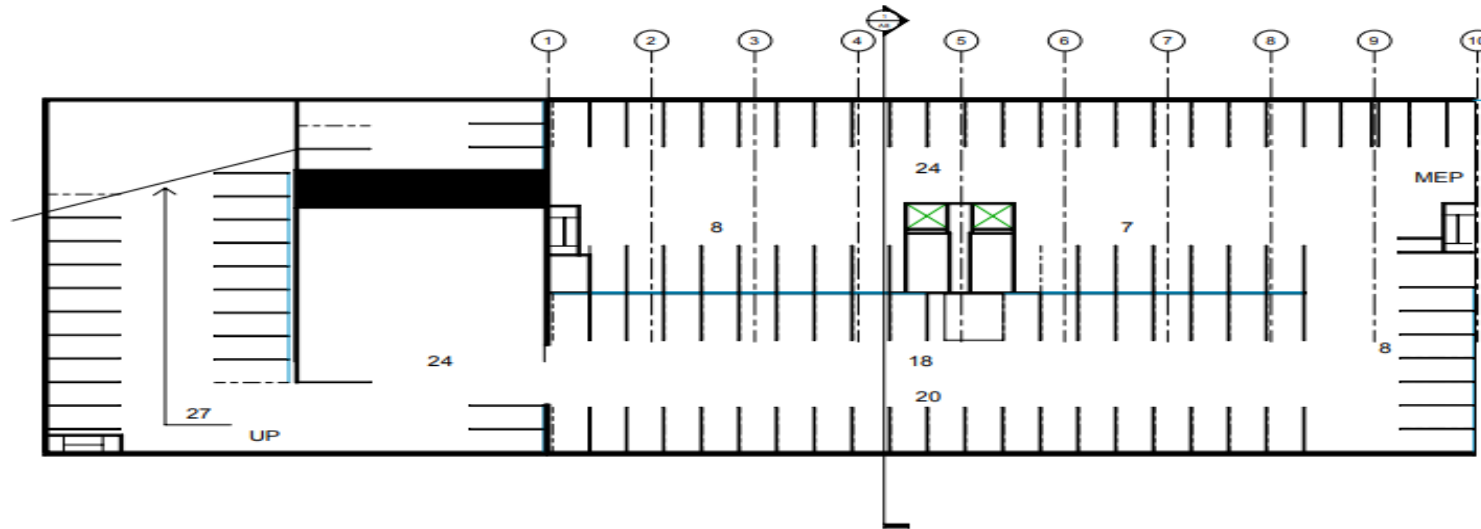
**Port Angeles Condo**

Port Angeles, WA  
10/18/18

**Building Section**



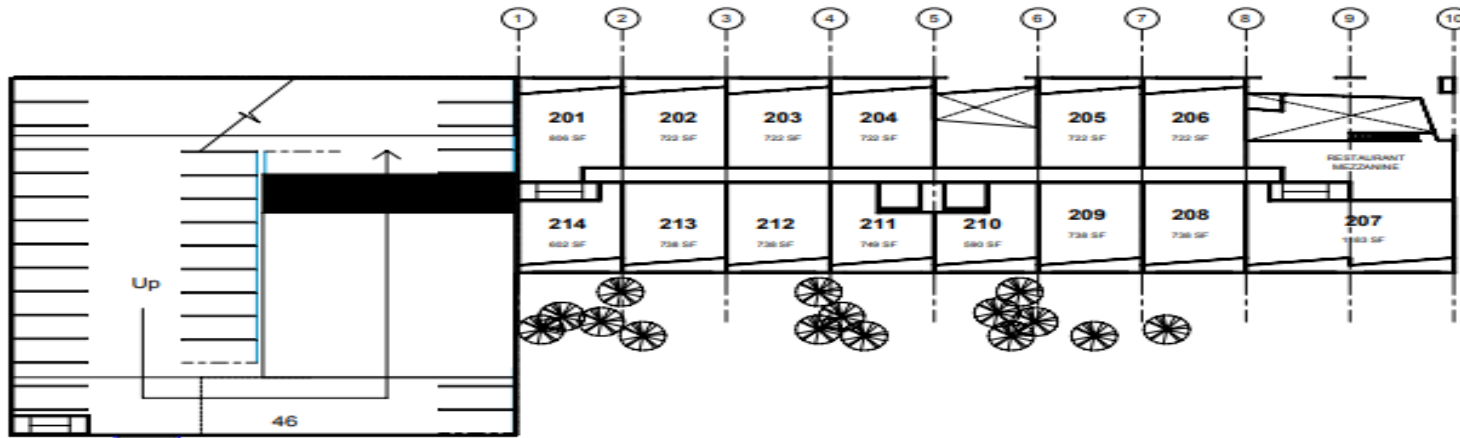
# PORT ANGELES HOUSING/RETAIL/PARKING BELOW GRADE PARKING



# PORT ANGELES HOUSING/RETAIL/PARKING LEVEL I

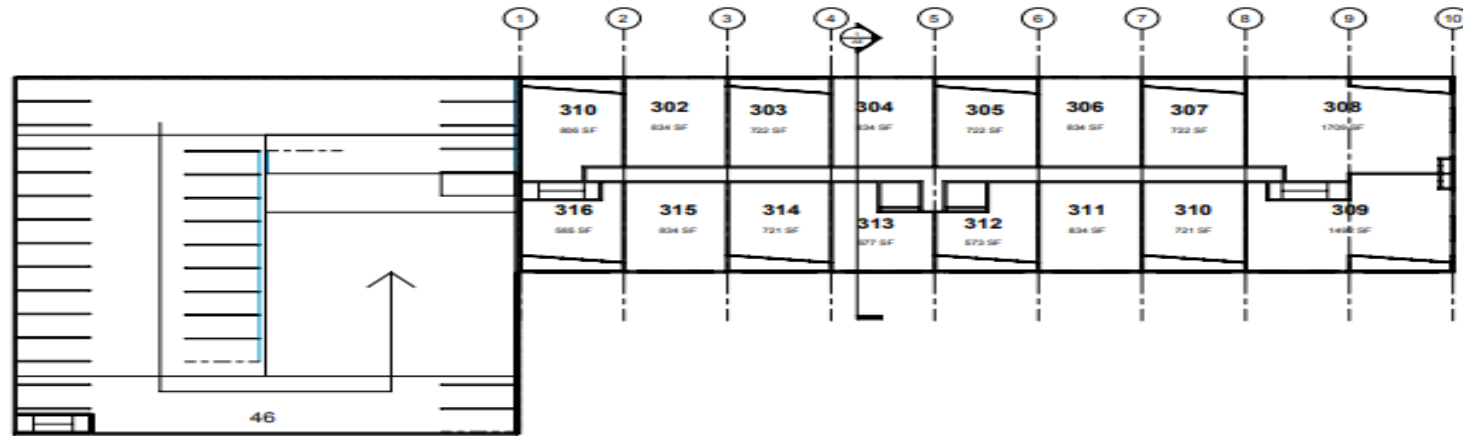


# PORT ANGELES HOUSING/RETAIL/PARKING LEVEL 2



0 1/8" = 1'-0"

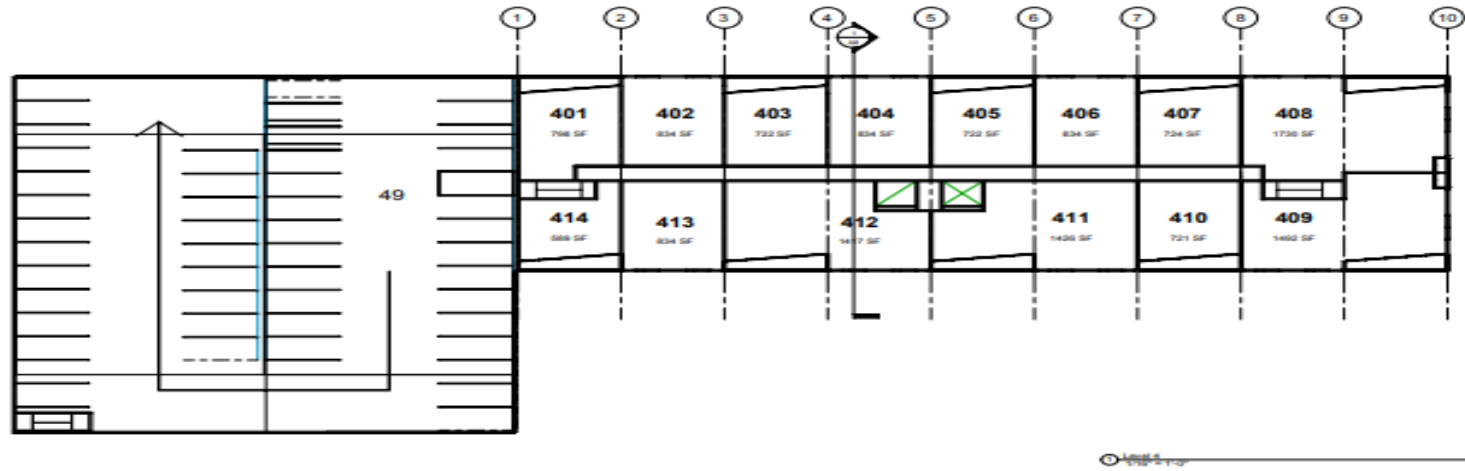
# PORT ANGELES HOUSING/RETAIL/PARKING LEVEL 3



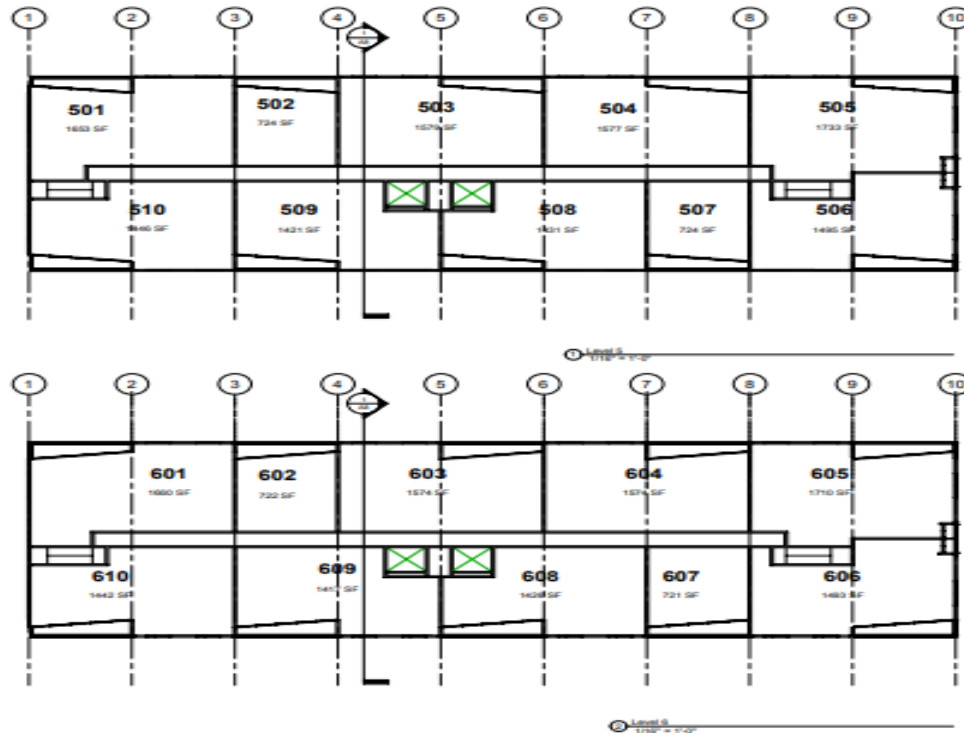
Level 3  
1:1/8" = 1'-0"



# PORT ANGELES HOUSING/RETAIL/PARKING LEVEL 4



# PORT ANGELES CONDOMINIUMS/APARTMENTS LEVEL 5 & 6



# PORT ANGELES CONDOMINIUMS/APARTMENTS ROOF PLAN

