

# The Spring District Development Agreement

## Ordinance for Execution of DA Amendment

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*City Attorney's Office*

Elizabeth Stead, Land Use Director  
Caleb Miller, Senior Planner  
*Development Services*

December 11, 2023



# City Council Action

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Adopt Ordinance authorizing execution of the Development Agreement (DA) amendment, pursuant to the provisions of Chapter 36.70B RCW and section 20.25D.035 of the Land Use Code (LUC)



# Agenda



Background



Final DA Amendment



Process Summary



Action

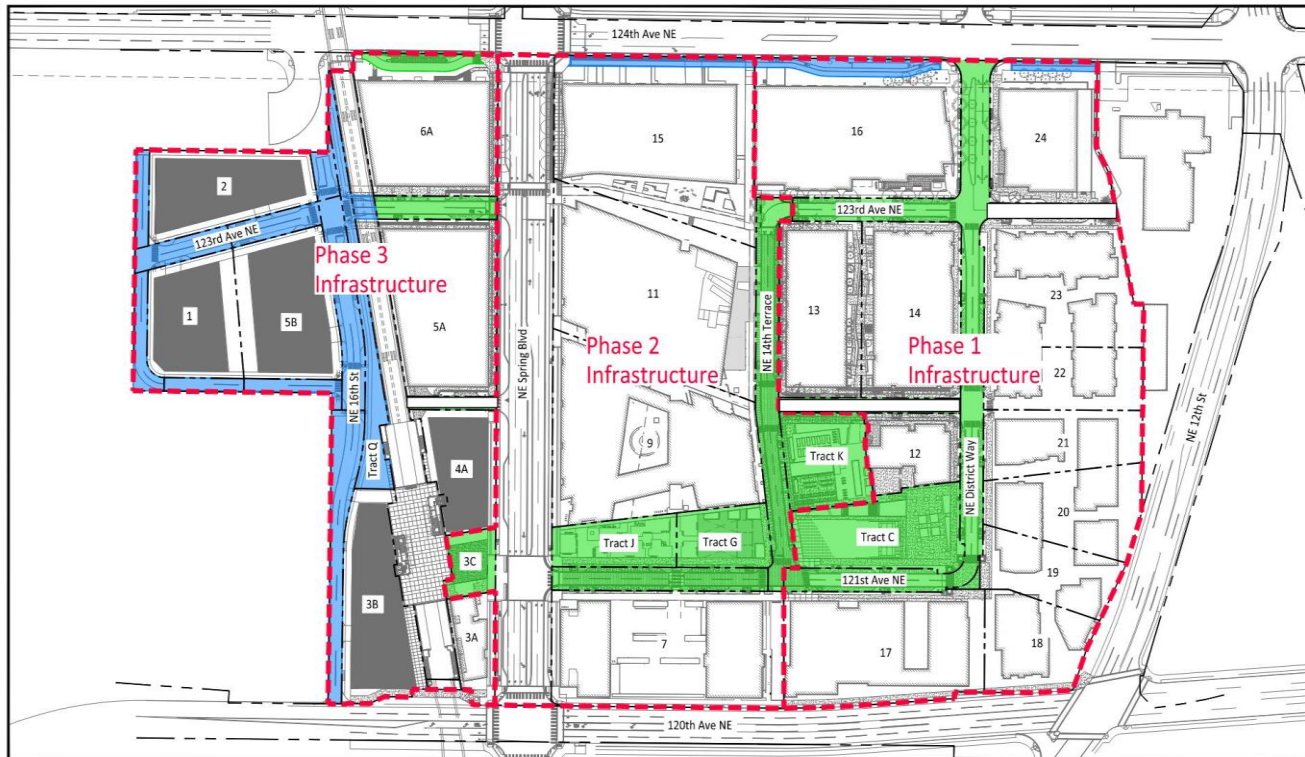


# Final DA Amendments

	Current DA	Amended DA
<b>Extended vesting of Master Development Plan</b>	15 Years	25 Years
<b>Developer-Funded Catalyst Project Infrastructure Requirement</b>	Yes	Yes
<b>Reduced payment of Tier 1 fees-in-lieu for Catalyst Project</b>	17% of Published Rate	55% of Published Rate from May 4, 2027 to May 3, 2031; then 60% of Published Rate Thereafter
<b>Tier 1 fees-in-lieu for commercial development to support affordable housing (at City option)</b>	No	Yes



# Catalyst Project Infrastructure



DATE: 01/17/2023 FILE: 2023\_01/17/2023 Information Site Plan



### Legend

- Constructed Catalyst Infrastructure
- Future Catalyst Infrastructure
- Phasing Line

THE SPRING DISTRICT

WRIGHT  
RUNSTAD  
& COMPANY

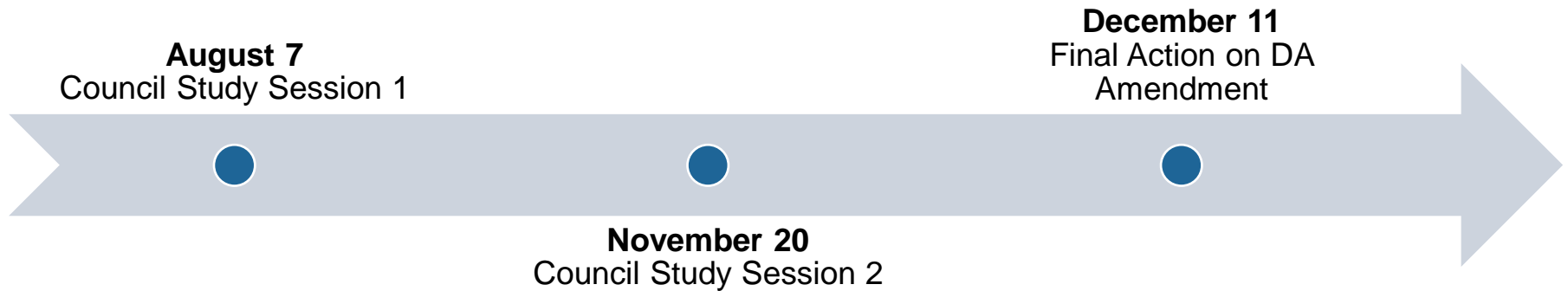


The Spring District  
Infrastructure Phasing Plan  
10/17/2023



# Council Process

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## Summary:

- Council negotiation and feedback at 2 study sessions.
- DA amendment is consistent with Local Project Review Act and LUC 20.25D.035, as amended.
- Wright Runstad has reviewed and approved finalized DA amendment.



# City Council Action

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Adopt Ordinance authorizing execution of the DA amendment, pursuant to the provisions of Chapter 36.70B RCW and LUC 20.25D.035

