

**CITY COUNCIL REGULAR SESSION**

Resolution of intention to hold May 10, 2021 public hearings prior to approval of the Development Agreement for the Crossroads Multifamily Project (DA) and to include the Project site in the Multifamily Housing Property Tax Exemption Program (MFTE Program).

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*Development Services Department*

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*City Attorney's Office*

**EXECUTIVE SUMMARY**

This Resolution states the City's intention, consistent with RCW 36.70B.200 and RCW 84.14.040, to hold public hearings prior to approval of the Crossroads Multifamily DA and in order to include the Project site in the MFTE Program. The public hearings will be held at the May 10, 2021 City Council virtual meeting.

**RECOMMENDATION**

Move to adopt Resolution No. 9927

**BACKGROUND/ANALYSIS**

Under the Local Project Review Act, at RCW 36.70B.200, the City must hold a public hearing prior to approving the Crossroads Multifamily DA. Under RCW 84.14.040, the City is also required to hold a separate public hearing in order to include the Crossroads Multifamily Project site in the MFTE Program.

Consistent with the City Council's April 12 direction to prepare the DA for final approval and to include the Project site in the MFTE Program, this Resolution states the City's intention to hold both of the public hearings required by law at the May 10, 2021 City Council virtual meeting. The public hearings will be separate agenda items at the May 10 meeting, starting at 6:00 p.m. or as soon thereafter as Council opens the public hearings. Following the public hearings, the City may take action to approve the DA and include the Project site in the MFTE Program, respectively.

**POLICY & FISCAL IMPACTS****Policy Impact**

As explained during two Study Sessions (January 25 and April 12), the Crossroads Multifamily DA will enable proposed multifamily development to occur in District E of the Crossroads Subarea and will implement Comprehensive Plan Policies S-CR-79, S-CR-81, HO-7, HO-21, HO-23, HO-29, and HO-30. The proposed Project, with this DA, will include pedestrian connections, park connections where appropriate, and public open space. Per Council's request and as a result of Applicant Terranomics Crossroads' cooperation, the Project will deliver the affordable housing enhanced public benefit

consistent with the terms of the DA. In exchange for the affordable housing enhanced public benefit, the City will include the Project site in the MFTE Program.

### **Fiscal Impact**

There is no fiscal impact associated with implementing the DA, including the Project site in the MFTE Program, or adopting this Resolution of intention to hold public hearings prior to final City action.

### **OPTIONS**

1. Adopt the Resolution of intention to hold May 10, 2021 public hearings prior to approval of the Development Agreement for the Crossroads Multifamily Project (DA) and to include the Project site in the Multifamily Housing Property Tax Exemption Program (MFTE Program).
2. Do not adopt the Resolution and provide alternative direction to staff.

### **ATTACHMENTS & AVAILABLE DOCUMENTS**

Proposed Resolution No. 9927

### **AVAILABLE IN COUNCIL LIBRARY**

N/A