

DRAFT MOU – COUNTY COURT HOUSE AND CIVIC CENTER

Site Selection Negotiation Considerations

(B) Harrison West

1. Developer would provide all City required infrastructure for the entire site. The existing Developer/City Agreement would be revised to show a site layout to accommodate the specific requirements of the County. The City agrees to consider revisions to the development agreement. This work would be completed by the end of the year 2021 to correlate with the County's plan to start construction of the new Courthouse complex in early 2022.
2. Developer and County would enter into a pre-purchase agreement by January 31, 2019 that is contingent upon the passage of the August 2019 ballot initiative.
3. City to agree to consider rezone or text amendments effecting the County Hilltop property to provide for redevelopment of property and potential resale for private redevelopment purposes. Such consideration will be consistent with the City's development regulations and review process.

(E) Plum Old City Hall

1. City would have to relocate all operations from the site by the end of the year 2021 to correlate with the County's plan to start construction of the new Courthouse complex in early 2022. Potential temporary relocation to County Juvenile Detention Center.
2. City and County enter into a property pre-purchase agreement by January 31, 2019 that is contingent upon the passage of the August 2019 ballot initiative. Pre-purchase agreement will include lease payments for interim space, proportionate share of capital funding, shared spaces, etc. using property credit approach. The value of the City's property will be established through an appraisal process. County and the City agree to share in the costs of construction of the facility based on a proportionate sharing of development costs. General agreement approach to fair share costs.
3. City to agree to consider rezone of the County Hilltop property to provide for redevelopment of the property and potential resale for private redevelopment purposes through its development review process. Such consideration will be consistent with the City's development regulations and review process.
4. The City shall consider rezone of the Plum Street site or text amendments to the City's development regulations to accommodate the County's building plan (i.e. heights, set-backs, wetland / buffers). Such consideration will be consistent with the City's development regulations and process.
5. Plans will include City Holding Facility on-site for 30 people and sufficient space in the building and parking facility to accommodate the City's Municipal Court function and will factor in a reasonable amount of growth in these operations.
6. City responsible for all costs to provide a clean site, including such items as contamination remediation, removal of underground fuel storage tanks.
7. City will consider relocating the Japanese Garden to another site in Olympia, if the feasibility study demonstrates that the property is needed to meet the program needs of the project. If necessary to accommodate the program needs of the project the relocation of the Japanese Garden will be a shared expense and the City will get credit for the value of the additional land.

8. If the program for the project requires use of the nursery site the City will relocate Plum Street Village to a different site.

(J) Hilltop Campus

1. County to purchase Western Building Materials Association (WBMA) building. WBMA needs office close to Convention accommodations, such as Hotel RL. May WBMA could lease space in new Courthouse buildings as part of negotiation.
2. County sells Bldg 5 property. Maybe trade for WBMA building property.
3. The City will consider vacating Lakeridge Way SW between 24th Way SW and Lakeridge Dr SW through the City's ROW vacation process and consistent with state law.
4. The City will consider rezoning or text amendment to allow for up to 6 story buildings on site of Bldgs 1, 2, 3, 4 and 6. Such consideration will be consistent with the City's development regulations and process.