

City of Olympia

Administrative Policy for the Negotiation of Development Agreements

[Insert Date of Policy]

Authority

Chapter 36.70B.170 of the Revised Code of Washington authorizes cities to enter into a written development agreement with a property owner. Washington Administrative Code 365-196-845 provides additional guidance for cities. Olympia Municipal Code Chapter 18.53 contains the City's requirements and procedures for development agreements.

Purpose and Intent

The purpose of this policy is to guide City of Olympia staff in carrying out the intent of the Olympia City Council during discussions and negotiations with developers regarding any prospective development agreement.

Contents of Development Agreements

Development agreements in the City of Olympia shall be consistent with the authorities cited above. In addition, the Olympia City Council directs City staff to seek provisions in development agreements that include some or all of the following public benefits:

- Policies, goals and objectives in plans and strategies adopted by the Olympia City Council.
- Equitable access and opportunity for community residents, businesses, property owners and visitors.
- Opportunity to repair institutional inequities imposed on our community in the past, including but not limited to redlining of housing opportunities and environmental degradation.
- Advancement toward the City Council's adopted targets for greenhouse gas emission reductions.
- Actions that adapt to the effects of climate change.
- Increased supply and affordability of housing, especially for residents 80% or below the area median income for Thurston County as defined by the U.S. Department of Housing and Urban Development.
- Avoidance of or mitigation for displacement of individuals that may result from the proposed development.