

## **NEW MARKET INDUSTRIAL CAMPUS DEVELOPMENT AGREEMENT FREQUENTLY ASKED QUESTIONS**

### **What is a Development Agreement?**

A development agreement is a voluntary contract between a local jurisdiction and a developer, detailing the obligations of both parties and specifying the standards and conditions that will govern the development of the property. Although the agreements are voluntary, once executed they are binding on the parties and their successors.

A development agreement provides assurances to the developer that the development regulations that apply to the project will not change during the term of the agreement. The jurisdiction may require conditions to mitigate project impacts, as well as clarification about project phasing and timing of public improvements. [RCW 36.70B.170](#) describes the type of development standards that are appropriate in a development agreement.

The Port of Olympia and the City of Tumwater are memorializing this through an interlocal agreement. An interlocal agreement is a written contract between local government agencies such as the Port of Olympia and the City of Tumwater. It is a collaborative contract between public bodies aiming to provide public services that should result in mutual benefits for all of the parties involved.

### **Who is Panattoni Development Company, Inc.?**

Panattoni Development Company, Inc. specializes in industrial, office, and build-to-suit development. With 32 offices in the United States, Canada, and Europe, they are responsible for the development of over 376 million square feet. For more information visit: <https://www.panattoni.com/>.

## What will be the economic benefit of this project?

According to Toyer Strategic Advisors, Inc., the potential future development is estimated to have an economic impact of:

- 1,750-2,600 **DIRECT** full-time jobs
- \$124-\$163 Million in **NEW** wages
- \$354 Million in total **ECONOMIC** production for Thurston County
- \$12.7 Million in **NEW** State and Local taxes

## What are the impacts on trees within the development agreement?

The Port of Olympia and Panattoni are committed to both the preservation and planting of trees and will adhere to the requirements set forth in the City of Tumwater's current tree ordinance. In addition, the conceptual layout depicts a large tree retention buffer around Bush Middle School, and along 83rd Street, a tree corridor along Center Street for retention and building screening, and trees throughout the campus.

## How will nearby schools and neighborhoods be impacted by traffic?

The development would provide for internal circulation. All "truck" traffic will exit to the North and not utilize Kimmie Street to the South or pass Bush Middle School.

## What other items does the development agreement include?

The proposed development agreement includes a 1.5 mile multi-use trail with a regional connection.

The proposed development agreement also includes a 10-acre parcel for the City of Tumwater's use. The parcel is being provided by Panattoni at no cost to the City. The purchase price of the parcel would be \$2.6M.

## What environmental review will any of the projects in this development be required to undergo?

Any project in this development will be required to undergo a project level review under the State Environmental Policy Act (RCW 43.21C) prior to the issuance of land use or building approvals or permits. SEPA review will be led by the permitting authority, in this case, the City of Tumwater. SEPA review requires that the City evaluate the environmental impacts of the proposed development, determine whether the impacts will be significant and whether any significant impacts identified can be adequately mitigated. The SEPA review process is set out in state law and adopted as a matter of local ordinance. For additional information about how project SEPA review works, please visit the Ecology SEPA website: <https://ecology.wa.gov/regulations-permits/SEPA-environmental-review>.

## How will the Mazama Pocket Gopher and other endangered species be protected?

The Port is partnering with the City of Tumwater to complete the Bush Prairie Habitat Conservation Plan (HCP) for endangered species in Tumwater. Once complete and adopted, the HCP will balance growth and the preservation of endangered species within the City of Tumwater and its urban growth area. The HCP will conserve these species by providing long term habitat protection across a system of managed reserve areas. Development by Panattoni will help to fund implementation of this plan.

## Is the Port funding infrastructure improvements for the developer?

The Port will not fund infrastructure improvements required for private development of the property.

### Is the Port selling this land to the developer?

No. The Port of Olympia has a lease option agreement with the developer, which, if executed, will result in a long-term lease. The Port will maintain ownership of the land and will collect annual lease option fees and/or lease payments.

### Is this development a priority for the Port?

Development of the New Market Industrial Campus area and revenue generation are goals identified in Vision 2050. The Port Vision 2050 Action Plan consists of ten goals and 59 action items. Proposed actions are phased to occur over a thirty-year period to reduce budgetary and other resource impacts. Phasing is based on a variety of factors including Community Review survey results, the Port's internal staffing and funding capacity, opportunity, and sequence logic – i.e. some actions must occur before others can be advanced.

### How have and can the public give input to this process?

During the months of May and July 2020, one (1) public work session, four (4) commission meetings were held, and extensive public comment was received in regard to the New Market option agreement.

The Commission will consider this development agreement at two upcoming regular Commission meetings (currently scheduled for July 12th and July 26th.) Public comment will be taken at both of these meetings.