TO: City Council

FROM: Paul Simmons, City Administrator, and Brad Medrud, Community Development Director

DATE: November 2, 2026

SUBJECT: Resolution No. R2026-019, Costco Development Agreement

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1) Recommended Action:

Adopt Resolution No. R2026-019, Costco Development Agreement and authorize the Mayor to sign the development agreement with the Costco Wholesale Corporation.

The development agreement was discussed at the September 8, 2026, City Council Work Session.

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2) Background:

The intent of the development agreement is to address the infrastructure improvements that will be required for the project and are part of the City's Comprehensive Plan. The infrastructure improvements would support the project and provide a public benefit.

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3) Policy Support:

Goal LU-2: Ensure development occurs in an orderly, effective, and cost-efficient manner to best utilize available land and public services, conserve natural resources, protect and enhance critical areas and open space, address equity and climate change, and reduce sprawl.

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4) Alternatives:

- ❑ None.

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5) Fiscal Notes:

The development agreement will help keep jobs, services, and investment in Tumwater; provide necessary infrastructure improvements, especially for the Interstate 5 and Tumwater Boulevard interchange; and make opportunities available for additional future development that supports the goals of Tumwater's Comprehensive Plan.

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6) Attachments:

A. Development Agreement
B. Staff Report
C. Presentation