

TO: City Council
FROM: Brandon Hicks, Transportation & Engineering Director
DATE: December 2, 2025
SUBJECT: Resolution No. R2025-020, Craft District Development Agreement Amendment No. 4

1) Recommended Action:

Adopt Resolution No. R2025-020, Craft District Development Agreement Amendment No. 4.

The Public Works Committee recommended this ordinance for adoption at their November 20, 2025 meeting after holding a public hearing at a City Council Meeting.

2) Background:

The Council adopted Resolution No. R2018-008, approving a development agreement with the Craft District ("District") at the February 20, 2018, Council meeting. The agreement addressed construction of public improvements related to the development of District property and the City's Tumwater Valley Drive Realignment project. Council later adopted Resolution No. R2020-026, approving a time extension, at the December 1, 2020, Council meeting. Resolution No. R2021-012 was adopted at the December 3, 2021, Council meeting, increasing the limits of the development agreement, adding additional public improvements, increasing development fee credits, and providing minimum requirements for use of development fee credits and further development of District property. Resolution No. R2023-010 was adopted at the June 6, 2023, Council meeting to extend the term of the Agreement to December 31, 2025.

The extended term of the agreement has expired, however City and District improvements included in the development agreement have not been completed due to commercial market conditions.

3) Policy Support:

Pursue and Support Targeted Community and Economic Development Opportunities

- Support the Tumwater Craft movement

4) Alternatives:

☐ Recommend changes or another course of action.

5) Fiscal Notes:

The funds for the City's share of the agreement are primarily from the Transportation CFP Water CFP, and Parks Impact Fees.

6) Attachments:

A. Resolution No. R2025-020