

Additional Proposed Terms

Does the site have any environmental issues? Has it been cleaned up?

The property is a brownfield site and has environmental contamination from years of industrial use. Extensive testing and cleanup of a number of sites has resulted in a State Department of Environmental Quality (DEQ) determination that **no additional remediation is necessary for known contaminants**. An agreement is in place that provides liability protection to current and future owners if any currently unknown contamination is discovered. The most contaminated site will remain in EWEB ownership and will be capped with a roundabout.

What happens to existing System Development Charge Credits on the property?

System Development Charges (SDC) are paid on new construction to offset the additional demand placed on City infrastructure and services. SDC credits generated on the property from past uses will be **shared proportionally** based on the percentage of developable acreage owned by Williams & Dame, the Agency and others.



What is the City responsible for in order for the property to close?

Williams & Dame's obligation to purchase will be contingent on a number of actions by the City, including:

- ◆ subdivision and lot line adjustments,
- ◆ continued progress on the railroad quiet zones,
- ◆ budget authorization,
- ◆ land use code amendments that may be required, and
- ◆ approval of MUPTE application for the planned multi-family buildings.

How do we ensure that what is proposed will actually be constructed?

A **design approval process** will ensure that attractive, high quality buildings are constructed consistent with the concept plan. The Agency will have the right to repurchase the site from Williams & Dame if they fail to commence construction within periods of time stated in the disposition and development agreement.

