



Legislation Details (With Text)

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**Title:** Scaleybark Development Agreements Amendment for Extension of Time

**Attachments:**

Date	Ver.	Action By	Action	Result
11/13/2017	1	City Council Business Meeting	Approve	Pass

**Scaleybark Development Agreements Amendment for Extension of Time**

**Action:**

**A. Approve a 90 day extension to the General Development Agreements with Scaleybark Partners, LLC ("Developer") to extend the development completion obligations to March 30, 2018**

**Staff Resource(s):**

Mike Davis, Engineering & Property Management  
John Lewis, CATS  
Pamela Wideman, Housing & Neighborhood Services

**Explanation**

- In June 2007, City Council approved a Purchase and Sale Agreement, and additional related agreements, with the Scaleybark Partners, LLC for the sale of 16 acres of land to construct a transit-oriented development (TOD) at the LYNX Scaleybark Light Rail Station. The Developer closed on the property on February 29, 2008.
- The original scope of the development agreements included:
  - Completion of 80 affordable housing units to serve households at or below 60% of the area median income,
  - Completion of a temporary Park & Ride facility for CATS riders,
  - Completion of a permanent Park & Ride facility for CATS riders,
  - Installation of open space at Linear Park, and
  - Completion of streetscape improvements along South Boulevard bordering the property.
- To-date, Scaleybark Partners, LLC has accomplished the following:
  - Master-planned the development to include office space, retail, hotel rooms, and multifamily and townhome units,
  - Completed the temporary Park & Ride facility,
  - Completed the Linear Park open space,
  - Completed the streetscape improvements along South Boulevard,

- Completed, in cooperation with the City, a master storm water detention pond.
- The outstanding items the Developer must deliver are 80 units of affordable housing and the permanent Park & Ride facility.
- Staff requests a 90-day extension in order to renegotiate the existing deadlines with the Developer and finalize the vision for the Scaleybark Development.
- Once negotiations are complete, staff will return to Council on or before March 30, 2018 to review and approve the amended and restated development agreements.

**Fiscal Note**

Funding: Not Applicable.