



# SEATTLE CITY COUNCIL

## Legislative Summary

Res 31731

Record No.: Res 31731

Type: Resolution (Res)

Status: Adopted

Version: 1

Ord. no:

In Control: City Clerk

File Created: 01/06/2017

Final Action: 02/10/2017

**Title:** A RESOLUTION designating the Mount Baker McClellan Street Redevelopment Opportunity Zone pursuant to RCW 70.105D.150(1) and making findings in support of such designation.

**Notes:**

Date  
Filed with City Clerk: 2/10/2017

Mayor's Signature: 2/10/2017

**Sponsors:** Burgess

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

**Attachments:** Att A - Area Map of Mount Baker McClellan Street Redevelopment Opportunity Zone

**Drafter:** adam.schaefer@seattle.gov

**Filing Requirements/Dept Action:**

### History of Legislative File

Legal Notice Published:

☐ Yes

☐ No

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor	01/17/2017	Mayor's leg transmitted to Council	City Clerk			
1	City Clerk	01/17/2017	sent for review	Council President's Office			
Action Text: The Resolution (Res) was sent for review. to the Council President's Office							
Notes:							
1	Council President's Office	01/19/2017	sent for review	Affordable Housing, Neighborhoods, and Finance Committee			
Action Text: The Resolution (Res) was sent for review. to the Affordable Housing, Neighborhoods, and Finance Committee							
Notes:							

Legislative Summary Continued (Res 31731)

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1	Full Council	01/30/2017	referred	Affordable Housing, Neighborhoods, and Finance Committee	
1	Affordable Housing, Neighborhoods, and Finance Committee	02/01/2017	adopt		Pass
	<b>Action Text:</b>	The Committee recommends that Full Council adopt the Resolution (Res).			
	<b>Notes:</b>				
		In Favor:	3	Chair Burgess, Vice Chair Herbold, Member Johnson	
		Opposed:	0		
1	Full Council	02/07/2017	adopted		Pass
	<b>Action Text:</b>	The Resolution was adopted by the following vote, and the President signed the Resolution:			
	<b>Notes:</b>				
		In Favor:	8	Councilmember Bagshaw, Councilmember Burgess, Councilmember González , Council President Harrell, Councilmember Johnson, Councilmember Juarez, Councilmember O'Brien, Councilmember Sawant	
		Opposed:	0		
		Absent(NV):	1	Councilmember Herbold	
1	City Clerk	02/08/2017	submitted for Mayor's signature	Mayor	
1	Mayor	02/10/2017	Signed		
1	Mayor	02/10/2017	returned	City Clerk	
1	City Clerk	02/10/2017	attested by City Clerk		
	<b>Action Text:</b>	The Resolution (Res) was attested by City Clerk.			
	<b>Notes:</b>				

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**CITY OF SEATTLE**

**RESOLUTION 31731**

A RESOLUTION designating the Mount Baker McClellan Street Redevelopment Opportunity Zone pursuant to RCW 70.105D.150(1) and making findings in support of such designation.

WHEREAS, The City of Seattle's Housing Affordability and Livability Agenda report found that Seattle is experiencing "a housing affordability crisis unlike any Seattle has experienced since the Second World War" and affordable housing is one of the most significant challenges facing Seattle; and

WHEREAS, the Mayor set out an ambitious goal to create 50,000 new units of housing over the next 10 years, comprised of 30,000 market rate units and 20,000 affordable units; and

WHEREAS, Mount Baker Housing Association (MBHA) is a 501(c)(3) non-profit housing provider and developer with plans to build affordable and market rate housing consistent with the City's goals for more housing choices and transit-oriented development in the Mount Baker urban village; and

WHEREAS, the Washington State Legislature has provided new tools to encourage and fund the development of brownfield properties under the state's cleanup law, the Model Toxics Control Act, chapter 70.105D RCW; and

WHEREAS, one of the new tools provided by the Legislature under RCW 70.105D.150(1) authorizes local governments to designate geographic areas within their jurisdiction as Redevelopment Opportunity Zones (ROZ) if the zone meets applicable criteria; and

WHEREAS, a designated ROZ authorizes property owners within the ROZ to apply for and receive grant monies from the Washington State Department of Ecology's ("Ecology")

1 State Toxics Fund for investigation and cleanup of brownfield properties (contaminated,  
2 underutilized properties); and

3 WHEREAS, Ecology has set aside and requested funding to provide to MBHA to implement  
4 environmental cleanup and redevelopment of brownfield properties within the ROZ; and

5 WHEREAS, MBHA requests that The City of Seattle designate a Mount Baker McClellan Street  
6 ROZ consisting of certain parcels (collectively “the Parcels”), located northeast and  
7 southeast of the Martin Luther King Junior Way South and South McClellan Street  
8 intersection in the Mount Baker neighborhood; such parcels are fully described in the  
9 map of the area that is attached as Attachment A to this resolution; and

10 WHEREAS, more than 50 percent of the properties to be included in the ROZ are previously  
11 developed and now vacant underutilized properties where reuse objectives are hindered  
12 by the release or threatened release of hazardous substances apparently originating from  
13 nearby dry cleaner operations and historic gasoline service stations that will require  
14 remedial action under the Model Toxics Control Act, chapter 70.105D RCW; and

15 WHEREAS, the soil and groundwater contamination occurred on the Parcels many years ago,  
16 and without MBHA stepping forward to cleanup and redevelop the Parcels, the  
17 contamination will likely remain for years to come; and

18 WHEREAS, MBHA, the sole owner of the Parcels, has consented in writing to have the Parcels  
19 included in the ROZ; and

20 WHEREAS, MBHA is proposing to build approximately 150 units of affordable housing once  
21 the hazardous substances located within the proposed ROZ are remediated per the Model  
22 Toxics Control Act, chapter 70.105D RCW; and

1 WHEREAS, the Parcels are designated for commercial/mixed use on the Future Land Use Map  
2 and such use is supported by the City's planning documents, including but not limited to,  
3 the North Rainier Neighborhood Plan, the Seattle 2035 Comprehensive Plan, the  
4 McClellan Town Center Development Strategy, the Mount Baker Station Area Analysis,  
5 Mount Baker Urban Design Framework, and the Accessible Mount Baker plan, all of  
6 which contain numerous provisions supporting the type of redevelopment proposed by  
7 MBHA; and

8 WHEREAS, the Mount Baker McClellan Street ROZ will be located within three blocks of the  
9 Mount Baker light rail station and provide transit-oriented development; and

10 WHEREAS, establishment of the Mount Baker McClellan Street ROZ will encourage, foster,  
11 and allow the cleanup and redevelopment of brownfield properties for affordable housing  
12 in the heart of Mount Baker, one of Seattle's most racially and economically diverse  
13 neighborhoods, furthering the City's goals for equitable development; and

14 WHEREAS, the proposed Mount Baker McClellan Street ROZ meets the criteria in RCW  
15 70.105D.150(1); NOW, THEREFORE,

16 **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE**  
17 **MAYOR CONCURRING, THAT:**

18 Section 1. The Council finds that:

19 (a) At least 50 percent of the upland properties in the Redevelopment Opportunity  
20 Zone designated in Section 2 of this resolution are brownfield properties;

21 (b) The upland portions of the Redevelopment Opportunity Zone designated in  
22 Section 2 are comprised entirely of parcels of property whose owner has provided consent in  
23 writing to have their property included within the zone;


1 (c) The cleanup of the brownfield properties in the Redevelopment Opportunity Zone  
2 designated in Section 2 will be integrated with planning for future uses of the properties and is  
3 consistent with the City's "Seattle 2035 Comprehensive Plan"; and

4 (d) The properties within the Redevelopment Opportunity Zone designated in Section  
5 2 lie within the incorporated area of The City of Seattle.


6 Section 2. The area depicted in Attachment A to this resolution is designated as the  
7 Mount Baker McClellan Street Redevelopment Opportunity Zone pursuant to RCW  
8 70.105D.150(1).

9 Section 3. The Office of Planning and Community Development is directed to consider  
10 the cleanup of the brownfield properties in the Redevelopment Opportunity Zone designated in  
11 Section 2 of this resolution in planning efforts for the area in which the properties are located.

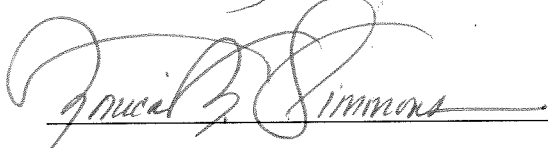
Adopted by the City Council the 7<sup>th</sup> day of February, 2017,  
and signed by me in open session in authentication of its adoption this 7<sup>th</sup> day of  
February, 2017.

  
President \_\_\_\_\_ of the City Council

The Mayor concurred the 10<sup>th</sup> day of February, 2017.

  
Edward B. Murray, Mayor

Filed by me this 10<sup>th</sup> day of February, 2017.

  
Monica Martinez Simmons, City Clerk

(Seal)

Attachments:  
Attachment A: Area Map of Mount Baker McClellan Street Redevelopment Opportunity Zone

GIS Path: I:\Projects\_S\BIMH\Development\_160324\Delivered\Proposed\GIS\DevelopmentZoneMap.mxd || Coordinate System: NAD 1983 StatePlane Washington North FIPS 4601 Feet || Date Saved: 1/6/2017 || User: ecurmbaker || Print Date: 1/6/2017



Lowe's

MLK JR WAY S

Mount Baker Village  
2531 29th Avenue S  
Parcel #795400-0005

Fourplex  
2810 S. McClellan St.  
Parcel #000360-0008

DryCleaner  
2864 S. McClellan St.  
Parcel #000360-0031

Corner Store  
2802 S. McClellan St.  
Parcel #000360-0030

House  
2806 S. McClellan St.  
Parcel #000360-0032

Former Gas Station  
2800 MLK Jr. Way S.  
Parcel #000360-0055

S MCCL