



Legislation Text

File #: CB 119802, Version: 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to the Office of Housing and the Department of Finance and Administrative Services; authorizing the acceptance of a transfer of real property near the Mount Baker light rail station from the University of Washington for the purpose of development of affordable housing and other potential educational, research, and clinical uses by the University, including an early learning facility, and for general municipal purposes; placing the property under the jurisdiction of the Office of Housing; authorizing the Department of Finance and Administrative Services to take custodial management of the property, including leasing, collection of rents, payment of expenses, and other property management duties; and ratifying and confirming certain prior acts.

WHEREAS, consistent with Section 7038 of Chapter 413 of the 2019 Laws of Washington, as amended by Section 7009 of Engrossed Substitute Senate Bill 6248 (2020) (“State Budget Bill”), the University of Washington is transferring to The City of Seattle three real property parcels opposite the Mount Baker Link light rail transit station that were previously used for the University of Washington Consolidated Laundry Services, known as the “UW Laundry site”; and

WHEREAS, the State Budget Bill states the transfer is for the purposes of developing affordable housing, including supportive housing, for households at or below 80 percent of the area median income, and for other potential educational, research, and clinical uses by the University of Washington, including an early learning facility; and

WHEREAS, The City of Seattle will receive the parcels at no cost; and

WHEREAS, the State Budget Bill states that the City shall seek to maximize the affordable housing development potential of the property consistent with transit-oriented development principles and that liabilities existing on the property at the time of transfer will transfer with the property; and

WHEREAS, consistent with the State Budget Bill, the deed transferring ownership of the property, to be substantially in the form attached to this ordinance as Exhibit A (the “Deed”), includes an indemnity of the University with regards to any environmental liabilities; and

WHEREAS, the Deed transferring the property includes a provision that allows the University to reacquire ownership if the property is not developed for affordable housing or other transit-oriented development within ten years, provided that any reversionary interest will terminate at the time of development of affordable housing or any transit-oriented development and the ten-year deadline will be extended if the City is making diligent efforts to develop the property and delays are the result of actions and events outside of the City’s reasonable control, all as more specifically described in the Deed; and

WHEREAS, the Office of Housing expects to release a Request for Qualifications for the redevelopment of the UW Laundry site, which is approximately 3 acres; and

WHEREAS, there are very limited opportunities to develop affordable housing at this scale within Seattle; and

WHEREAS, the Office of Housing has a track record of investing in affordable housing, including supportive housing and mixed-used affordable housing buildings with ground floor non-residential uses; and

WHEREAS, development of affordable housing near high capacity transit exhibits good transit-oriented development principles and complies with the Seattle 2035 Comprehensive Plan and regional planning policy; and

WHEREAS, affordable housing near high capacity transit provides increased access for low-income households to opportunities in Seattle and reduces existing disparities; and

WHEREAS, the Seattle 2035 Comprehensive Plan also identified the Mount Baker station area as a high risk of displacement area, and the development of affordable housing can help stabilize displacement pressures;

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Director of the Office of Housing or designee (“OH Director”) is authorized on behalf of

The City of Seattle to accept the following described real property (“Property”), situated in the City of Seattle, County of King, State of Washington identified as King County parcel numbers 308500-2100, 713830-0015, and 713880-0025 together with all rights, privileges, and other property pertaining thereto, for the purpose of developing affordable housing, including supportive housing, for households at or below 80 percent of area median income and for other potential educational, research, and clinical uses by the University of Washington, including an early learning facility, and for general municipal purposes:

Parcel 308500-2100,
Parcel A of Lot Boundary Adjustment No. 2400996 recorded under Recording Number 20040331900021, records of King County, Washington;
Except that portion conveyed to Central Puget Sound Regional Transit Authority under Recording Number 20110901000445, which is a re-recording of Recording Number 20050331002461.
Containing 144,680 square feet, more or less.

Parcel 713830-0015
Lots 3 through 6, inclusive, Block 1 of Rainier Valley Addition to the City of Seattle, according to the plat thereof recorded in Volume 12 of Plats, page 97, in King County, Washington.
Containing 13,680 square feet, more or less.

Parcel 713880-0025
Lots 3 through 14, inclusive, Block 6, Rainier Valley 2nd Addition to the City of Seattle, as recorded in Volume 13 of Plats, Page 77, in King County, Washington;

Except the South 30 feet of said Lots 3 through 8, inclusive, condemned for street purposes in King County Superior Court Case No. 83253, as provided for under Ordinance No. 25148 of the City of Seattle;

Together with the vacated East and West alley adjoining said Lots in said Block as vacated by Ordinance No. 82793 of the City of Seattle;

Also Together with that portion of vacated 27th Avenue South that would attach by order of law, as vacated by Ordinance No. 91132 of the City of Seattle, lying Southerly of the South margin of South Stevens Street and Northerly of the North margin of South Winthrop Street as established in King County Superior Court Cause No. 83253, as provided for under Ordinance No. 25148 of the City of Seattle;

Except that portion conveyed to Central Puget Sound Regional Transit Authority under Recording Number 20110901000445, which is a re-recording of Recording Number 20050331002461.
Containing 20,732 square feet, more or less.

The deed is to be substantially in the form attached to this ordinance as Exhibit A.

Section 2. The OH Director is authorized, on behalf of The City of Seattle, to execute such documents as deemed necessary to accept the Property from the University of Washington, including but not limited to an

assignment and assumption of leases and contracts, and upon acceptance the Property shall be under the jurisdiction of the Office of Housing.

Section 3. The Director of the Department of Finance and Administrative Services or designee is authorized, in consultation with the OH Director, to provide custodial management of the Property including leasing, collection of rents, payments of expenses, and other property management duties, and will be reimbursed for net expenses from the Office of Housing on a yearly basis.

Section 4. Any act consistent with the authority of this ordinance taken after its passage and prior to its effective date is ratified and confirmed.

Section 5. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the _____ day of _____, 2020, and signed by me in open session in authentication of its passage this _____ day of _____, 2020.

President _____ of the City Council

Approved by me this _____ day of _____, 2020.

Jenny A. Durkan, Mayor

Filed by me this _____ day of _____, 2020.

Monica Martinez Simmons, City Clerk

(Seal)

Exhibits:

Exhibit A - Deed for UW Properties