



Legislation Text

File #: Res 31836, Version: 1

CITY OF SEATTLE

RESOLUTION _____

A RESOLUTION designating the Grand Street Commons 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, in her first State of the City address, Mayor Durkan announced her first priority is “to build a more affordable Seattle”; 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 North Rainier residential urban village; and

WHEREAS, the Washington State Legislature has provided 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 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 the criteria in RCW 70.105D.150(1); 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”) State Toxics Fund for

investigation and cleanup of brownfield properties (contaminated, underutilized properties); and

WHEREAS, MBHA is partnering with Lake Union Partners and HAL Real Estate as Grand Street Commons LLC to facilitate and support the acquisition, redevelopment, and cleanup of the brownfield properties within the ROZ to create a mix of affordable and market housing; and

WHEREAS, Ecology is prioritizing funding to provide to MBHA to implement environmental cleanup and redevelopment of brownfield properties within the ROZ; and

WHEREAS, MBHA requests that The City of Seattle designate a Grand Street Commons ROZ consisting of 16 parcels that comprise 3.2 acres (collectively “the Parcels”), located between Rainer Avenue South and 23rd Avenue South, and South State Street and South Holgate Street in the Mt. Baker/North Rainier neighborhood, fully described in the map of the area attached as Attachment A to this resolution; and

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

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

WHEREAS, Grand Street Commons LLC and its members MBHA, Lake Union Partners and HAL Real Estate, the owners of the Parcels, have consented in writing to have the Parcels included in the ROZ; and

WHEREAS, MBHA is proposing to build approximately 150 units of affordable housing at 60% Area Median Income (AMI) once the hazardous substances located within the proposed ROZ are remediated per the Model Toxics Control Act, chapter 70.105D RCW; and

WHEREAS, Lake Union Partners will build approximately 550 housing units once the hazardous substances located within the proposed ROZ are remediated per the Model Toxics Control Act, chapter 70.105D RCW and intends that up to 25 percent of these units also be affordable housing at 20 percent MFTE and 6 percent Mandatory Housing Affordability (MHA); the remainder to consist of market rate housing, providing for a mixed development of market and affordable housing in the same development and forming a diverse group of residents and housing options; and

WHEREAS, Lake Union Partners plans to explore the potential for including affordable commercial space in the development; and

WHEREAS, the Parcels are designated for commercial/mixed use on the Future Land Use Map and such use is supported by the City's planning documents, including but not limited to, the North Rainier Neighborhood Plan, the Seattle 2035 Comprehensive Plan, which contain numerous provisions supporting the type of redevelopment proposed by MBHA; and

WHEREAS, the Grand Street Commons ROZ will be located within two blocks of the Judkins Park East Link light rail station that will come into service in 2023 and provide transit-oriented development; and

WHEREAS, establishment of the Grand Street Commons ROZ will encourage, foster, and allow the cleanup and redevelopment of brownfield properties for affordable housing in the heart of Mt. Baker/North Rainier neighborhood, one of Seattle's most racially and economically diverse neighborhoods, furthering the City's goals for equitable development; and

WHEREAS, the proposed Grand Street Commons ROZ meets the criteria in RCW 70.105D.150(1); NOW,

THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE MAYOR

CONCURRING, THAT:

Section 1. The Council finds that:

A. At least 50 percent of the upland properties in the Redevelopment Opportunity Zone designated in

Section 2 of this resolution are brownfield properties;

B. The upland portions of the Redevelopment Opportunity Zone designated in Section 2 are comprised entirely of parcels of property whose owners have provided consent in writing to have their property included within the zone;

C. The cleanup of the brownfield properties in the Redevelopment Opportunity Zone designated in Section 2 of this resolution will be integrated with planning for future uses of the properties and is consistent with the City’s “Seattle 2035 Comprehensive Plan”; and

D. The properties within the Redevelopment Opportunity Zone designated in Section 2 of this resolution lie within the incorporated area of The City of Seattle.

Section 2. The area depicted in Attachment A to this resolution is designated as the Grand Street Commons Redevelopment Opportunity Zone pursuant to RCW 70.105D.150(1).

Adopted by the City Council the _____ day of _____, 2018, and signed by me in open session in authentication of its adoption this _____ day of _____, 2018.

President _____ of the City Council

The Mayor concurred the _____ day of _____, 2018.

Jenny A. Durkan, Mayor

Filed by me this _____ day of _____, 2018.

Monica Martinez Simmons, City Clerk

(Seal)

Attachments:

Attachment A - Proposed Grand Street Commons Redevelopment Opportunity Zone Map

Attachment B - Consent Letter

Attachment C - Grand Street Commons Letter