
HOUSE BILL 2134

State of Washington

65th Legislature

2017 Regular Session

By Representatives Tarleton and Frame

Read first time 02/24/17. Referred to Committee on Community Development, Housing & Tribal Affairs.

1 AN ACT Relating to creating a limited purpose state public
2 development advisory committee; creating new sections; providing an
3 expiration date; and declaring an emergency.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

5 NEW SECTION. **Sec. 1.** It is the intent of the legislature to
6 examine current and future needs of a state entity that performs an
7 essential public function on state-owned property located in one of
8 the state's designated manufacturing industrial centers. The
9 legislature further intends to explore the potential future uses of
10 this state-owned property in the event that the state entity
11 determines that it must relocate in order to protect its ability to
12 perform its essential public function. In order to protect the
13 state's and public's interests in any future development
14 considerations for this site, a limited purpose state public
15 development advisory committee is created to make recommendations
16 regarding the highest public benefit and future economic development
17 uses for the Washington army national guard armory facility in the
18 city of Seattle, commonly known as the pier 91 property.

19 NEW SECTION. **Sec. 2.** (1) A limited-purpose state public
20 development advisory committee, hereafter known as the Interbay

1 committee, is created to make recommendations regarding the highest
2 public benefit and future economic development uses for the
3 Washington army national guard armory facility in the city of
4 Seattle, pier 91 property, located at the descriptions referred to in
5 the quit claim deeds for two parcels of land, 24.75 acres total,
6 dated January 8, 1971, and December 22, 2009.

7 (2) The Interbay committee shall be governed by a board of seven
8 persons appointed as follows:

9 (a) One person appointed by the speaker of the house of
10 representatives;

11 (b) One person appointed by the majority leader of the senate;
12 and

13 (c) Five persons appointed by the governor, who must collectively
14 have experience in determining needs for the Washington military
15 department; forming public-private partnerships to develop workforce
16 housing or affordable housing; knowledge of project financing options
17 for public-private partnerships related to housing; architectural
18 design and development experience related to industrial lands and
19 mixed-use zoning to include housing; and experience leading public
20 processes to engage communities and other stakeholders in public
21 discussions regarding economic development decisions.

22 (3) The Interbay committee must:

23 (a) Work in partnership with the military department to determine
24 the needs of the military department if it is relocated from the land
25 described in subsection (1) of this section, including identifying:

26 (i) Current uses;

27 (ii) Future needs of the units currently at this location;

28 (iii) Potential suitable publicly owned sites in Washington for
29 relocation of current units; and

30 (iv) The costs associated with acquisition, construction, and
31 relocation to another site or sites for these units;

32 (b) Explore the future economic development opportunities if the
33 land described in subsection (1) of this section is vacated by the
34 military department, and make recommendations, including identifying:

35 (i) Suitable and unsuitable future uses for the land;

36 (ii) Environmental issues and associated costs;

37 (iii) Current public infrastructure availability, future public
38 infrastructure plans by local or regional entities, and potential
39 public infrastructure needs;

1 (iv) Transportation corridors in the immediate area and any
2 potential right-of-way needs; and

3 (v) Existing zoning regulations for the land and potential future
4 zoning needs to evaluate workforce housing, affordable housing, and
5 other commercial and industrial development compatible with the
6 Ballard-Interbay manufacturing industrial center designation;

7 (c) Explore the potential funding sources and partners as well as
8 any needed transactions, and make recommendations, including:

9 (i) Any potential private partners or investors;

10 (ii) Necessary real estate transactions;

11 (iii) Federal funding opportunities; and

12 (iv) State and local funding sources, including any tax-related
13 programs;

14 (d) Conduct at least three public meetings at a location within
15 the Ballard-Interbay manufacturing industrial center, where a quorum
16 of the Interbay committee members are present, at which members of
17 the public are invited to present to the Interbay committee regarding
18 the future uses of the site and potential issues such as industrial
19 land use, commercial development, residential zoning, and public
20 infrastructure needs; and

21 (e) Provide a report to the legislature and office of the
22 governor with recommendations for each area described in subsection
23 (3) of this section by December 31, 2019. The Interbay committee's
24 recommendations must include recommendations regarding the structure,
25 composition, and scope of authority of any subsequent state public
26 development authority that may be established to implement the
27 recommendations of the Interbay committee created in this section.

28 (4) The Interbay committee created in this section dissolves July
29 1, 2020.

30 (5) Nothing in this section shall authorize the solicitation of
31 interest or bids for work related to the purposes of this section.

32 (6) The department of commerce shall provide staff support to the
33 Interbay committee. The department may contract with outside
34 consultants to provide any needed expertise.

35 (7) The members of the board created in subsection (2) of this
36 section must be reimbursed for travel expenses as provided in RCW
37 43.03.050 and 43.03.060.

38 NEW SECTION. **Sec. 3.** This act is necessary for the immediate
39 preservation of the public peace, health, or safety, or support of

1 the state government and its existing public institutions, and takes
2 effect immediately.

3 NEW SECTION. **Sec. 4.** Nothing in this act shall be construed to
4 interfere with any existing statutory authority of the Washington
5 military department.

6 NEW SECTION. **Sec. 5.** This act expires July 1, 2020.

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