
SUBSTITUTE HOUSE BILL 1173

State of Washington

67th Legislature

2021 Regular Session

By House Community & Economic Development (originally sponsored by Representatives Berry, Frame, Dolan, and Lekanoff)

1 AN ACT Relating to state lands development authorities; and
2 adding a new chapter to Title 43 RCW.

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

4 NEW SECTION. **Sec. 1.** (1) State lands development authorities
5 are hereby authorized to oversee and manage the development or
6 redevelopment of state-owned property that is within or adjacent to
7 manufacturing industrial centers.

8 (2) The legislative delegation from a district containing state-
9 owned land that is included within, or is adjacent to, a
10 manufacturing industrial center may propose the formation of a state
11 lands development authority. The proposal must be presented in
12 writing to the relevant legislative committees in both the house of
13 representatives and the senate. The proposal must contain:

14 (a) The proposed general geographic boundaries of the state lands
15 development authority; and

16 (b) Legislative findings relating to formation of the state lands
17 development authority which find that:

18 (i) The state owns property within the boundaries of the proposed
19 state lands development authority;

20 (ii) The state-owned land is located within or adjacent to a
21 manufacturing industrial center;

1 (iii) The state agency with custodial responsibility for the
2 property has completed an assessment regarding the current use,
3 future use, and a projected date or conditions when the land is
4 vacant, excess, or surplus to the mission of the state agency;

5 (iv) The legislature intends that the state lands development
6 authority be appropriately funded and staffed; and

7 (v) The formation of a state lands development authority to
8 oversee and manage the development or redevelopment of the state-
9 owned land will be useful and beneficial to the community within and
10 adjacent to the boundaries of the state lands development authority.

11 (3) Formation of a state lands development authority is subject
12 to legislative authorization by statute.

13 NEW SECTION. **Sec. 2.** (1) The affairs of a state lands
14 development authority shall be managed by a board of directors.

15 (2) The initial board of directors of a state lands development
16 authority must be appointed by the governor upon recommendation from
17 the state legislative delegation from the district in which the
18 boundaries of the state lands development authority are contained.

19 (3) The number of persons on the board of directors must be
20 included in the proposal to establish a state lands development
21 authority under section 1 of this act.

22 (4) Members of the board of directors must include:

23 (a) At least one member representing each of the following:

24 (i) The governing body of each city included in the boundaries of
25 the state lands development authority;

26 (ii) The mayor's office of each city included in the boundaries
27 of the state lands development authority;

28 (iii) The governing body of each county included in the
29 boundaries of the state lands development authority; and

30 (iv) The governing body of each port district included in the
31 boundaries of the state lands development authority;

32 (b) Additional members if required by the proposal to establish a
33 state lands development authority under section 1 of this act; and

34 (c) Ex officio, nonvoting members if required by the proposal to
35 establish a state lands development authority under section 1 of this
36 act.

37 NEW SECTION. **Sec. 3.** (1) State lands development authorities
38 have the power to:

1 (a) Accept gifts, grants, loans, or other aid from public and
2 private entities;

3 (b) Employ and appoint such agents, attorneys, officers, and
4 employees as may be necessary to implement its purposes and duties;

5 (c) Contract and enter into partnerships with individuals,
6 associations, corporations, and local, state, and federal
7 governments;

8 (d) Buy, own, and lease real and personal property;

9 (e) Sell real and personal property, subject to any rules and
10 restrictions contained in the proposal to establish a state lands
11 development authority under section 1 of this act;

12 (f) Hold in trust, improve, and develop land;

13 (g) Invest, deposit, and reinvest its funds;

14 (h) Incur debt in furtherance of its mission;

15 (i) Lend or grant its funds for any lawful purposes. For purposes
16 of this section, "lawful purposes" includes without limitation, any
17 use of funds, including loans thereof to public or private parties,
18 authorized by agreements with the United States or any department or
19 agency thereof under which federal or private funds are obtained, or
20 authorized under federal laws and regulations pertinent to such
21 agreements; and

22 (j) Exercise such additional powers as may be authorized by law.

23 (2) A state lands development authority that accepts public funds
24 under subsection (1)(a) of this section:

25 (a) Is subject in all respects to Article VIII, section 5 or 7,
26 as appropriate, of the state Constitution, and RCW 42.17A.550; and

27 (b) May not use such funds to support or oppose a candidate,
28 ballot proposition, political party, or political committee.

29 (3) State lands development authorities do not have any authority
30 to levy taxes or assessments.

31 NEW SECTION. **Sec. 4.** A state lands development authority has
32 the duty to:

33 (1) Adopt bylaws for the authority that will govern how the
34 authority will generally conduct its affairs;

35 (2) Establish specific geographic boundaries for the authority
36 with its bylaws based on the general geographic boundaries
37 established in the proposal approved by the legislature;

38 (3) Assume responsibility for the development or redevelopment of
39 the state-owned property within the boundaries of the authority;

1 (4) Create a strategic plan for the development or redevelopment
2 of the state-owned property that includes, but is not limited to, the
3 following elements:

4 (a) An examination of the existing uses of the property and an
5 assessment of whether such should change in the future in order for
6 the use of the property to achieve maximum public benefit;

7 (b) An examination of options for development or redevelopment
8 that include industrial uses only, mixed-use commercial and
9 residential development, and mixed-use light industrial and
10 residential development, as well as the incorporation of community-
11 oriented facilities, and an evaluation of which options would achieve
12 maximum public benefit;

13 (c) A plan for extensive public engagement throughout the
14 development or redevelopment process, which must include a regular
15 schedule of public meetings and opportunities for public comment; and

16 (d) A financial plan for the authority that identifies funding
17 sources necessary to carry out the authority's strategic plan;

18 (5) Use gifts, grants, loans, and other aid from public or
19 private entities to further the development and redevelopment
20 projects identified in the authority's strategic plan; and

21 (6) Submit a written report to the relevant committees of the
22 legislature by December 1st of each even-numbered year that
23 summarizes the authority's strategic plan and details the progress of
24 the authority in meeting its strategic goals related to development
25 and redevelopment, public engagement, and financial planning.

26 NEW SECTION. **Sec. 5.** The state lands development authority
27 account is created in the state treasury for use if the legislature
28 provides state funds for authority purposes. The account is composed
29 of two subaccounts, one for moneys to be appropriated for operating
30 purposes and the other for moneys to be appropriated for capital
31 purposes. Moneys in the account may be spent only after
32 appropriation. Expenditures from the account may be used only for
33 projects under this chapter.

34 NEW SECTION. **Sec. 6.** (1) The legislature finds:

35 (a) The state of Washington owns a property of approximately 25
36 acres in size located at 1601 West Armory Way within Seattle's
37 Ballard-Interbay northend manufacturing industrial center and
38 Interbay neighborhood, known as the Interbay property. The Interbay

1 property was transferred to the state of Washington in 1971 with deed
2 limitations which limit use of the property for national guard
3 purposes only. The national guard currently uses the Interbay
4 property for the Seattle readiness center, built in 1974. The
5 national guard has determined that it must relocate from the Interbay
6 property to another site, and an assessment has been completed
7 pursuant to section 1(2)(b) of this act. Once the national guard
8 facilities are funded and constructed and the national guard is
9 relocated in a new, fully operational readiness center, and the
10 department of defense has released its use restrictions on the
11 property, the Interbay property will be available for redevelopment.

12 (b) The formation of a state lands development authority to
13 oversee and manage the redevelopment of the Interbay property will be
14 useful and beneficial to the community within and adjacent to the
15 Interbay neighborhood in the city of Seattle. The legislature intends
16 that the authority be appropriately funded and staffed.

17 (2) The legislature authorizes the establishment of the Ballard-
18 Interbay state lands development authority, which boundaries are
19 coextensive with the boundaries of the Interbay property.

20 (3) The Ballard-Interbay state lands development authority may
21 exercise its authority in furtherance of projects that are located
22 only within the boundaries of the Interbay property.

23 (4) The Ballard-Interbay state lands development authority does
24 not have site control or access until after the national guard
25 relocation and may not sell the Interbay property or portions of the
26 Interbay property to another entity.

27 (5) The affairs of the Ballard-Interbay state lands development
28 authority shall be managed by a board of directors, consisting of the
29 following members:

30 (a) One member with experience developing workforce or affordable
31 housing;

32 (b) One member with knowledge of project financing options for
33 public-private partnerships related to housing;

34 (c) Two members with architectural design and development
35 experience related to industrial and mixed-use zoning;

36 (d) One member representing the port of Seattle;

37 (e) One member representing the governor's office;

38 (f) One member representing the King county council;

39 (g) One member representing the city of Seattle mayor's office;

40 (h) One member representing the Seattle city council; and

1 (i) Two members of the thirty-sixth legislative district
2 delegation.

3 (6) No member of the board of directors may hold office for more
4 than four years. Board positions must be numbered one through 11 and
5 the terms staggered as follows:

6 (a) Board members appointed to positions one through five shall
7 serve two-year terms, and if reappointed, may serve no more than one
8 additional two-year term.

9 (b) Board members initially appointed to positions six through 11
10 shall serve a three-year term only.

11 (c) Board members appointed to positions six through 11 after the
12 initial three-year term shall serve two-year terms, and if
13 reappointed, may serve no more than one additional two-year term.

14 (7) The initial board of directors of the Ballard-Interbay state
15 lands development authority must be appointed by the governor upon
16 recommendation from the legislative delegation from the district in
17 which the boundaries of the authority are contained, as required by
18 section 2(2) of this act. With respect to the appointment of
19 subsequent boards of directors, the existing board members must
20 develop a list of candidates for each position and deliver the
21 recommendations to the members of the legislative delegation for the
22 district in which the authority is located. The legislative
23 delegation must present the list of candidates for recommendation to
24 the governor for appointment to the board of directors. In developing
25 the list of candidates, the board of directors must consider racial,
26 gender, and geographic diversity so that the board may reflect the
27 diversity of the community.

28 (8) For purposes of this section, "Interbay property" means a
29 state-owned property with deed limitations indicating it may be used
30 for national guard purposes only located at 1601 West Armory Way,
31 consisting of approximately 25 acres of land within Seattle's
32 Ballard-Interbay northend manufacturing industrial center and
33 Interbay neighborhood.

34 NEW SECTION. **Sec. 7.** Sections 1 through 6 of this act
35 constitute a new chapter in Title 43 RCW.

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