

Existing Regulation Overview, Plan Commission Hearing 9/24/14

Jurisdiction	Site	Objectives	Enabling Legislation	Property Designation Characteristics	Authority
Bremerton, WA	Waterfront Urban Renewal Project, Anderson Cove Neighborhood Revitalization	Encourage residential growth in designated areas, expand workforce, stimulate earnings and investment	Community Renewal Law 35.81 and Bremerton Community Renewal Project Area	Blight definition adopted by Community Renewal Law in short, "constitutes a menace, to the public health, safety, welfare, or morals in its present condition and use"	City of Bremerton Housing Authority and Kitsap County
Everett, WA	Community Protection Area	Remediation of a hazardous site and surrounding residential area-former Smelter Site	Community Renewal Law 35.81 and Department of Ecology's Hazardous Sites List	"substantial physical dilapidation, deterioration, and contamination in an unsafe condition currently unfit for human habitation" "present condition depreciates property values, retards provision of housing accommodations, constitutes economic and social liability, and substantially impairs the planned growth of the City"	Everett Housing Authority as Partner to the City of Bremerton
Shoreline, WA	Shopping Center, Aurora Square Mall	Site designation as community renewal area to direct the creation of a community renewal plan	Community Renewal Law 35.81	"Arrangement...and age of buildings" "Defective or inadequate street layout", "excessive land cover" "Diversity of ownership", "faulty lot layout to size, adequacy, accessibility, or usefulness", "substantially impairs or arrests the sound growth of the municipality or its environs", "detrimental to the public welfare, in its present condition and use"	City of Shoreline
Tukwila, WA	Pacific Highway Revitalization	"improve and sustain residential neighborhood quality and livability" to "redevelop and reinvigorate the Pacific Highway corridor"	Community Renewal Law 35.81, specifically the condemnation power	"sites whose current use is considered undesirable (e.g., a business or housing that has threatened public safety or has been associated with illegal activity); sites at key locations (highly visible, strategically located at those intersections); sites that are constrained (creation of larger parcels for development); or sites that are needed for a public purpose"	City of Tukwila
Vancouver, WA	Fourth Plain Subarea-Plan	Decrease economic and social liability, provide housing	Community Renewal Law 35.81	Old obsolete buildings, vandalism, condition of the area is impacting surrounding areas, economic and social liability	Vancouver Housing Authority



Tara Zeigler
 Neighborhood Services and Code Enforcement
 tzeigler@spokanecity.org