Rainier Court III Site Cleanup Project
SouthEast Effective Development (SEED)

What’s Happening?
In May 2012, SouthEast Effective Development (SEED) is launching Phase III of their Rainier Court Redevelopment Project. Using over $570,000 in Brownfields Revolving Loan Funds (BRLF), SEED will clean up hazardous materials on the project site. (BRLF funds are administered through a Cooperative Agreement between Washington State Department of Commerce and U.S. Environmental Protection Agency.)

The first two phases of this four-phase project—The Courtland Place and The Dakota—were completed in 2004-2005.

Why Is This Needed?
The “Rainier Court III” site has a history of industrial use, paint storage, vehicle maintenance and salvage, and illegal garbage dumping. The area has been determined by Washington State Department of Ecology to be a brownfields site, which means that it is contaminated with hazardous materials that need to be cleaned up.

Then What?
Once cleaned up, SEED plans to redevelop the Rainier Court III site into low-income senior housing consisting of 70 apartments and townhomes. The total estimated cost of the Phase III project is $13.7 million. The project is anticipated to create 15 cleanup, 130 construction, and five on-site permanent jobs.

Who’s Benefiting?
Rainier Court III is located north of the Rainier Valley Square Shopping Center. In 2010, this census tract had a population of 6,550 people living in 2,533 households. The area is predominantly low income, with a $49,764 median household income (MHI), which is approximately 82% of Seattle’s overall MHI of $60,665. Rainier Court Phase III will create 70 new, much needed housing units for seniors with incomes between $17,000 and $35,000 per year.

Project Facts
- Builds 70 new much needed low-income housing units for seniors.
- Creates approx. 150 jobs.
- Takes hazardous, blighted property and puts it into productive use.
- Benefits the whole local community.

Project Funders
- BRLF-II Sub-Grant (Commerce) 178,397
- BRLF-II Loan (Commerce) 400,000
- ARRA Grant (U.S. EPA) 160,000
- SEED Funds 20,000
- Total Clean-up Project Cost 758,397

Questions?
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Project Location
Address: 3605 34th Ave S, Seattle, WA 98144
King County Parcel: 983520-0050
U.S. Bureau of Census Tract: 101

Brownfields Loan Revolving Fund