

Mitchell Avenue – Phase II

Kitsap County Consolidated Housing Authority (KCCHA)

What’s Happening?

Mitchell Avenue Phase II is a one acre parcel located next to the remediated Mitchell Avenue Phase I site. KCCHA originally planned to construct more housing. The housing crisis put these plans on hold for a while. In the mean time, they developed the site into a hydrologically, functional garden. Improvements include porous pavement, rain gardens and benches.



Why Is This Needed?

In 1956 the site was developed into a garage and storage area. Past practices included storing heating oil and tar for use in street maintenance activities. For many years the City of Port Orchard used the site to offload waste from its street sweeping equipment.

KCCHA acquired the property in 2007. They found it contaminated with petroleum hydrocarbons, benzene, xylenes and arsenic., which are all known carcinogens.

Environmental analysis found excavation and removal of the contaminated soils the best and most permanent option to cleanup the site.

Who Benefits?

The cleanup site lays next door to a 50 unit, senior housing complex. Initially KCCHA wanted to use the site to provide more housing; but they were unable to finance it.

In the meantime, KCCHA developed the site into a low-impact development. The Master Builders Association issued it a “Built Green” certificate. KCCHA landscaped the site into rain gardens and small retention ponds. It has pathways and benches.

The improvement increases the property value of the site and its surrounding area.

Dollars and Sense...	
Cleanup Cost	\$150,000
Assessed Value Prior to 2010	\$43,970
Assessed Value in 2013	\$247,960
Leverage	1.65 : 1

- | What ARRA purchased... |
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| <ul style="list-style-type: none"> ▪ Cleaned-up one acre of contaminated land ▪ Substantially increased the value of the lot and surrounding lots ▪ Future site of a 50 unit apartment complex for senior citizens. |

Project Location

Address: 3605 34th Ave S, Seattle, WA 98144
 King County Parcel: 983520-0050
 Census Tract: 101

Questions?

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