

**CITY OF SEATTLE**

**ORDINANCE \_\_\_\_\_**

COUNCIL BILL 117605

AN ORDINANCE relating to the Sand Point Overlay District, amending Seattle Municipal Code Section 23.72.010 to exempt dwelling units established in the Lowrise 3 zone within a contributing building in the Naval Station Puget Sound Sand Point Historic District from the 200 dwelling unit maximum for the Sand Point Overlay District.

WHEREAS, in 1997 the City Council passed Ordinance 118624 to implement the Sand Point Amendments to the City's Comprehensive Plan and create the Sand Point Overlay District; and

WHEREAS, in 1997 the City Council passed Ordinance 118794 creating subarea boundaries and designating certain allowable land uses within the Sand Point Overlay District; and

WHEREAS, in 2003 the City Council passed Ordinance 121145 amending the allowable land uses in Sand Point Overlay District Subarea B; and

WHEREAS, in 2008 the City Council passed Ordinance 122829 modifying the subarea boundaries and permitted uses within the Sand Point Overlay District; and

WHEREAS, by Ordinance 123267 in 2010 the City amended the "Sand Point Amendments" to the City's Comprehensive Plan to add a policy LU 6.5, to allow residential uses in Building 9 and permit limited commercial uses in portions of this existing building that are not suitable for residential use, as a way to use the space efficiently and to generate revenue that can reduce the cost of the housing provided; NOW, THEREFORE,

**BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

Section 1. Subsection C of Section 23.72.010 of the Seattle Municipal Code is amended as follows:

**23.72.010 Development standards((:))**

\* \* \*

C. Density. A maximum of ~~((two hundred ()))~~200((:)) dwelling units may be established within the boundaries of the Sand Point Overlay District. Residential uses provided by the University of Washington, and dwelling units established by Master Use Permit after December

1 1, 2012 in the LR3 zone within a structure identified on Map B for 23.72.004 as a contributing  
2 building in the Naval Station Puget Sound Sand Point Historic District, do ((shall)) not count  
3 toward the maximum site density established in this subsection 23.72.010.C.

4 \* \* \*

5 Section 2. This ordinance shall take effect and be in force 30 days after its approval by  
6 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it  
7 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

8 Passed by the City Council the \_\_\_\_ day of \_\_\_\_\_, 2012, and  
9 signed by me in open session in authentication of its passage this  
10 \_\_\_\_ day of \_\_\_\_\_, 2012.

11 \_\_\_\_\_  
12 \_\_\_\_\_  
13 President \_\_\_\_\_ of the City Council

14  
15 Approved by me this \_\_\_\_ day of \_\_\_\_\_, 2012.

16 \_\_\_\_\_  
17 \_\_\_\_\_  
18 Michael McGinn, Mayor

19  
20 Filed by me this \_\_\_\_ day of \_\_\_\_\_, 2012.

21 \_\_\_\_\_  
22 \_\_\_\_\_  
23 Monica Martinez Simmons, City Clerk

24 (Seal)

**FISCAL NOTE FOR NON-CAPITAL PROJECTS**

<b>Department:</b>	<b>Contact Person/Phone:</b>	<b>DOF Analyst/Phone:</b>
Office of Housing/ Planning & Development	Ryan Curren/4-0362	Jeanette Blankenship/5-0087

**Legislation Title:**

AN ORDINANCE relating to the Sand Point Overlay District, amending Seattle Municipal Code Section 23.72.010 to exempt dwelling units established in the Lowrise 3 zone within a contributing building in the Naval Station Puget Sound Sand Point Historic District from the 200 dwelling unit maximum for the Sand Point Overlay District.

• **Summary of the Legislation:**

The Seattle Office of Housing is proposing to exempt Building 9 from the 200 dwelling unit maximum established for the Sand Point Overlay District (the boundaries of the overlay are shown on the attached map) as enacted by Ordinance 122829.

• **Background:**

The Seattle Office of Housing and the Department of Planning and Development (DPD) are proposing amendments to the Land Use Code to assist the continued redevelopment of the former naval base at Sand Point. Development within the western portion of the former naval station is regulated by the provisions of the Sand Point Overlay District, created in 1997, and by the underlying Single Family and Lowrise zoning to the extent not superseded by Overlay District provisions. This amendment is related to Subarea C of the Sand Point Overlay District which has an underlying Lowrise 3 zoning designation.

The current dwelling unit maximum in the Overlay District does not allow for the financially feasible redevelopment of Building 9 in Subarea C. Housing will allow more revenue to be generated from the redevelopment of Building 9.

**X This legislation does not have any financial implications.**

**Other Implications:**

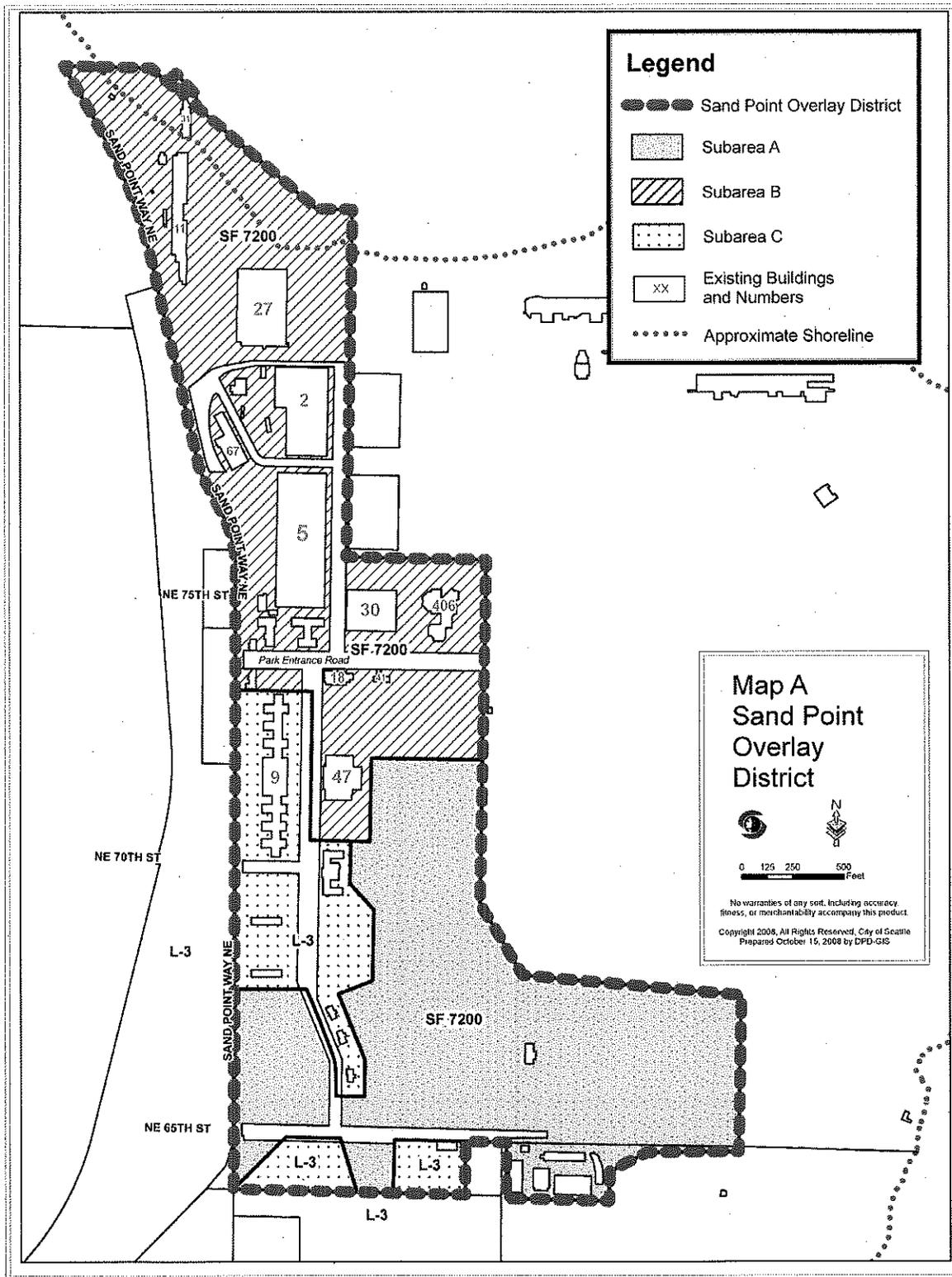
- a) **Does the legislation have indirect financial implications, or long-term implications?**  
The legislation is likely to enhance the feasibility and cost-effectiveness of renovating Building 9, an important defining structure of the Naval Station Puget Sound Sand Point Historic District. Renovation and activation of this building will require construction with related job growth and economic benefits. Other probable effects would include added value in terms of additional housing opportunities, and reinforcement of economic vitality in the city.

- b) What is the financial cost of not implementing the legislation?**  
None
- c) Does this legislation affect any departments besides the originating department?**  
No. DPD consulted with staff from the Seattle Parks Department. No effects upon Parks are anticipated.
- d) What are the possible alternatives to the legislation that could achieve the same or similar objectives?**  
No alternatives to proposed Code amendment are identified.
- e) Is a public hearing required for this legislation?**  
Yes. At least one public hearing will be held during the City Council's deliberative process.
- f) Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**  
Notice of the public hearing will be published in the Daily Journal of Commerce.
- g) Does this legislation affect a piece of property?**  
Yes, see the attached map.
- h) Other Issues:**  
None identified.

**List attachments to the fiscal note below:**

Attachment A: Map A, Sand Point Overlay District

Map A of Section 23.72.004  
 as enacted by Ordinance 122829





City of Seattle  
Office of the Mayor

September 25, 2012

Honorable Sally J. Clark  
President  
Seattle City Council  
City Hall, 2<sup>nd</sup> Floor

Dear Council President Clark:

I am pleased to transmit the attached proposed Council Bill that is intended to help achieve our goals for a vibrant reuse of the former naval station at Sand Point. Department staff have been working with the University of Washington and the community to revise the uses that would occupy Building 9, the prominent brick barracks off of Sand Point Way NE. The Bill would exempt Building 9 from the 200 dwelling unit maximum in the Sand Point Overlay District. This exemption will allow Building 9 to be renovated and put back into use as housing.

Building 9, built in 1929 as barracks and administration offices for the Naval Station Puget Sound, was deeded to the University of Washington (UW) in 1999 as part of the Base Realignment and Closure Act to be developed for education and community services with a wide range of potential uses. The UW explored the feasibility of a number of alternative educational uses, concluding that none worked. Instead, it was determined that housing should be explored. Consultants hired to consider housing determined that housing uses are feasible. The UW is asking the City to make changes to the Sand Point Overlay District necessary for Building 9 to be renovated for housing use.

For over a decade this historic building has stood vacant, slowly deteriorating and becoming a target for criminal activities. Putting Building 9 back into use as housing will preserve this historic building and contribute positively to the surrounding community. Thank you for your consideration of this legislation. Should you have questions, please contact Ryan Curren at 684-0362.

Sincerely,

Michael McGinn  
Mayor of Seattle

cc: Honorable Members of the Seattle City Council