

FISCAL NOTE FOR NON-CAPITAL PROJECTS

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Legislation Title:

A RESOLUTION amending the Physical Development Management Plan for Sand Point, as adopted by Resolution 29429 and amended by Resolution 30063 and Resolution 31223.

• **Summary of the Legislation:**

The Seattle Office of Housing (OH) is proposing amendments to the Physical Development Management Plan (PDMP) for Sand Point. The proposed amendments would allow Building 9 to be developed as housing with no household income restrictions or educational institution relationships.

• **Background:**

The Office of Housing and the Department of Planning and Development (DPD) are proposing amendments to the PDMP for Sand Point 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, pursuant to Seattle's Comprehensive Plan, by the provisions of the Sand Point Overlay District (boundaries of the overlay are shown in the attached map), and by the underlying Lowrise 3 zoning to the extent not superseded by Overlay District provisions. These amendments are related to Building 9, located within an underlying Lowrise 3 zoning designation.

The current PDMP does not identify uses for Building 9 that allow for its redevelopment to be financially feasible. The accommodation of housing without income restrictions or educational institution relationships 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 are identified.

e) Is a public hearing required for this legislation?

Yes. The 1997 agreement between the City and the UW requires whenever an alternative use is proposed for a building within Magnuson Park the following opportunities for public involvement be provided:

1. The proposal shall be presented at a minimum of one public community meeting conducted by the University.
2. The University shall notify the Sand Point Community Liaison Committee and the Sand Point Advisory Committee, or their successors, or such other committee as the Mayor may appoint for the purpose of reviewing uses at Sand Point, of the proposal and shall afford the committees a period of not less than 45 days from the date of notification to comment on the proposed use prior to its formal proposal to the City Council for approval.
3. The University shall use its best efforts to address issues identified by the Sand Point Community Liaison Committee and the Sand Point Advisory Committee and associated with the proposed use, and shall provide a written report to the City summarizing the concerns and how they have or have not been addressed.

These requirements of the UW are anticipated to be met.

f) Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

No.

g) Does this legislation affect a piece of property?

Yes, see Attachment A: Map A, Sand Point Overlay District.

h) Other Issues:

None identified.

List attachments to the fiscal note below:

Attachment A: Map A, Sand Point Overlay District.

