

Ordinance No. 124060

Council Bill No. 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.

Related Legislation File: Resolution 31412; Clerk File 312587

Date Introduced and Referred: <u>Oct. 1, 2012</u>	To: (committee): Public Safety Public Works
Date Re-referred:	To: (committee): <u>Parks and Neighborhoods</u>
Date Re-referred:	To: (committee):
Date of Final Action: <u>11.26.12</u>	Date Presented to Mayor: <u>11.26.12</u>
Date Signed by Mayor: <u>12/4/12</u>	Date Returned to City Clerk: <u>12/4/12</u>
Published by Title Only <input checked="" type="checkbox"/>	Date Vetoed by Mayor:
Published in Full Text <input type="checkbox"/>	
Date Veto Published:	Date Passed Over Veto:
Date Veto Sustained:	Date Returned Without Signature:

The City of Seattle – Legislative Department

Council Bill/Ordinance sponsored by: _____

Committee Action:

Date	Recommendation	Vote
<u>11-20-2012</u>	<u>Amend</u>	<u>2-0</u>
<u>11-20-2012</u>	<u>Approve</u>	<u>2-0</u>

This file is complete and ready for presentation to Full Council. _____

Full Council Action:

Date	Decision	Vote
<u>11-26-12</u>	<u>Passed</u>	<u>8-0</u>
		<u>excused: 40</u>

Law Department

CITY OF SEATTLE
ORDINANCE 124060
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((r))

* * *

C. Density. A maximum of ~~((two hundred (r))200((r)))~~ 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, located within Subarea C of Map A of Section 23.72.004 and within a
2 structure identified on Map B for 23.72.004 as a contributing building in the Naval Station Puget
3 Sound Sand Point Historic District, do ((shall)) not count toward the maximum site density
4 established in this subsection 23.72.010.C.

5 * * *

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

9 Passed by the City Council the 26th day of November, 2012, and
10 signed by me in open session in authentication of its passage this
11 26th day of November, 2012.

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14 President _____ of the City Council

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16 Approved by me this 7th day of December, 2012.

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19 Michael McGinn, Mayor

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21 Filed by me this 4th day of December, 2012.

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24 Monica Martinez Simmons, City Clerk

25 (Seal)

FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	DOF Analyst/Phone:
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?**

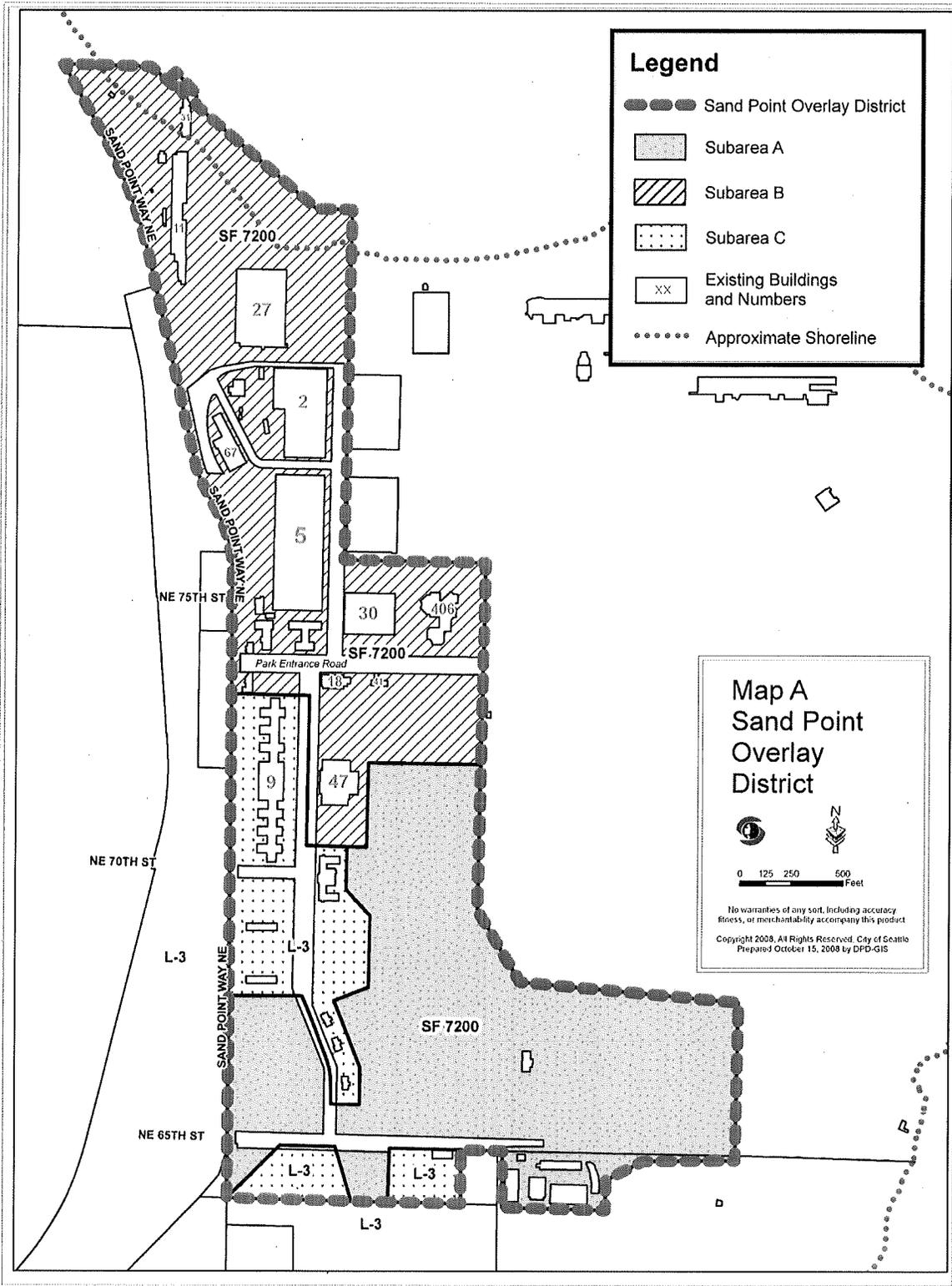
The legislation is likely to enhance the feasibility and cost-effectiveness of renovating Building 9, an important defining structure of the Naval Station Puget Sound Sand Point Historic District. Renovation and activation of this building will require construction with related job growth and economic 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, 2nd 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,

A handwritten signature in black ink, appearing to read "Michael McGinn", written over a horizontal line.

Michael McGinn
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL 117605

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4 * * *

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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.

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22 _____
23 Monica Martinez Simmons, City Clerk

24 (Seal)

STATE OF WASHINGTON – KING COUNTY

--SS.

291688
CITY OF SEATTLE, CLERKS OFFICE

No. TITLE ONLY

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

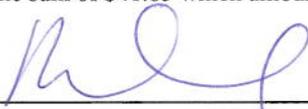
CT:124060 & 124061 TITLE

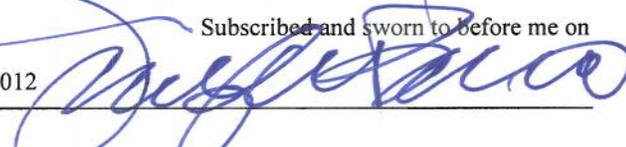
was published on

12/19/12

The amount of the fee charged for the foregoing publication is the sum of \$41.85 which amount has been paid in full.





Subscribed and sworn to before me on
12/19/2012 

Notary public for the State of Washington,
residing in Seattle

State of Washington, King County

City of Seattle

The full text of the following legislation, passed by the City Council on November 26, 2012, and published below by title only, will be mailed upon request, or can be accessed at <http://clerk.seattle.gov>. For information on upcoming meetings of the Seattle City Council, please visit <http://www.seattle.gov/council/calendar>. Contact: Office of the City Clerk at (206) 684-8344.

ORDINANCE NO. 124060

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.

ORDINANCE NO. 124061

AN ORDINANCE appropriating money to pay certain audited claims and ordering the payment thereof.

Date of publication in the Seattle Daily Journal of Commerce, December 19, 2012.
12/19(291688)