

Resolution No. 31223

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

Related Legislation File: _____

Date Introduced and Referred: 6-14-10	To: (committee): Parks + Seattle Center
Date Re-referred:	To: (committee):
Date Re-referred:	To: (committee):
Date of Final Action: 6/21/10	Date Presented to Mayor: 6/21/10
Date Signed by Mayor:	Date Returned to City Clerk:
Published by Title Only <input checked="" type="checkbox"/>	Date Returned Without Concurrence:
Published in Full Text _____	

The City of Seattle – Legislative Department

Resolution sponsored by: **SgBagnaw**

Committee Action:

Date	Recommendation	Vote
6/17/10	ADOPT AS AMENDED	1-0 (SB)

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

SgBagnaw

Full Council Action:

Date	Decision	Vote
6/21/10	Adopted 1	9-0

Law Department

RESOLUTION 31223

1
2 A RESOLUTION amending the Physical Development Management Plan for Sand Point, as
3 adopted by Resolution 29429 and amended by Resolution 30063.

4 WHEREAS, in 1997 the City Council passed Resolution 29429 approving the Physical
5 Development Management Plan for Sand Point in anticipation of acquisition of the land
6 and buildings and the reuse of the Sand Point Naval Station; and

7 WHEREAS, in 1999 the City Council passed Resolution 30063 providing additional guidance on
8 the design of Magnuson Park and superseding Resolution 29429; and

9 WHEREAS, in 1998-1999 the United States Navy deeded property at the former Naval Station
10 Sand Point to the City of Seattle and University of Washington; and

11 WHEREAS, the City Council amended the City's Comprehensive Plan, Ordinance 123267, to
12 permit certain additional uses in "Building 9" at Sand Point, which the U.S. Navy
13 conveyed to the University of Washington, and the Physical Development Management
14 Plan for Sand Point should be revised to be consistent with the Comprehensive Plan as
15 amended; NOW, THEREFORE,

16 **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE**
17 **MAYOR CONCURRING, THAT:**

18 Section 1. The Physical Development Management Plan ("the Plan") for Sand Point, as
19 adopted by Resolution 29429 and amended by Resolution 30063, is further amended by the
20 amendments attached to this resolution as Exhibit A, to allow certain additional uses for Building

21 9. The language of the amended Physical Development Management Plan regarding Building 9
22 supersedes any inconsistent designation on the map included in Resolution 30063, as amended
23 by Resolution 30293. Exhibit B is a map showing the location of Building 9 within Sand Point.

24 Section 2. Allowing redevelopment of Building 9 primarily for housing is not intended
25 to detract from the goals and policies in the Residential Area element of the Plan related to
26 development or redevelopment.



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Adopted by the City Council the 21st day of June, 2010, and signed
by me in open session in authentication of its adoption this 21st day
of June, 2010.



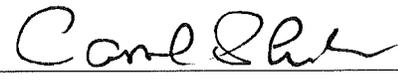
President _____ of the City Council

THE MAYOR CONCURRING:



Michael McGinn, Mayor

Filed by me this 28th day of June, 2010.



City Clerk

(Seal)

Exhibit A: Amendments to Sand Point Physical Development Management Plan

Exhibit B: Map – Building 9 – Sand Point Overlay District



Exhibit A

AMENDMENTS TO THE SAND POINT PHYSICAL DEVELOPMENT MANAGEMENT PLAN

The following two sections of Part 2 of the Sand Point Physical Development Management Plan are amended with new language underlined: the “Principal Considerations” section and the “Building 9” section.

2. EDUCATION AND COMMUNITY ACTIVITIES AREA

Summary:

The north central portion of the site will be dedicated to the development of education and community service activities, and to allow for development of a film studio.

Principal Considerations:

- Place priority on educational uses, including housing for educational institutions, where appropriate.
- Maximize public benefits and provide a range of uses and activities
- Maintain public access and promote uses open to the public
- Promote social equity and address community needs
- Promote cultural diversity and activities and services for families, youth, seniors, and other diverse populations
- Minimize negative environmental impacts, such as traffic, noise, and pollution
- Minimize taxpayer burden

* * *

Building 9

Building 9 is intended to be developed as a multi-use educational facility. It has historically been used for temporary barracks, food service, conference facility, classrooms and administrative offices, but is proposed to be developed to support a variety of education-related needs. Classroom space is expected to be developed for higher education classes. These may include community college and four year institution credit courses, continuing education courses,



and specialized community service courses. In addition to classroom space, Building 9 may also house administrative offices to support a single or a mix of several educational institutions providing services to Seattle residents. The kitchen facilities may be developed to provide professional training in the culinary arts and support a dining facility for use by the Sand Point occupants. The educational programs offered in this building will provide services to the people residing in the Residential Area as well as the general public, and the building may also provide residential accommodations for up to 200 students in the existing dormitory space. Building 9 may be developed as workforce housing and some limited commercial use may be developed in the basement and mid-section of the first floor.

Temporary use of building nine as a secondary educational facility would also be considered appropriate. The potential of using this building for a two to three year period for a high school would be acceptable if it enhances the long term viability of the buildings use for education and educational support activities.



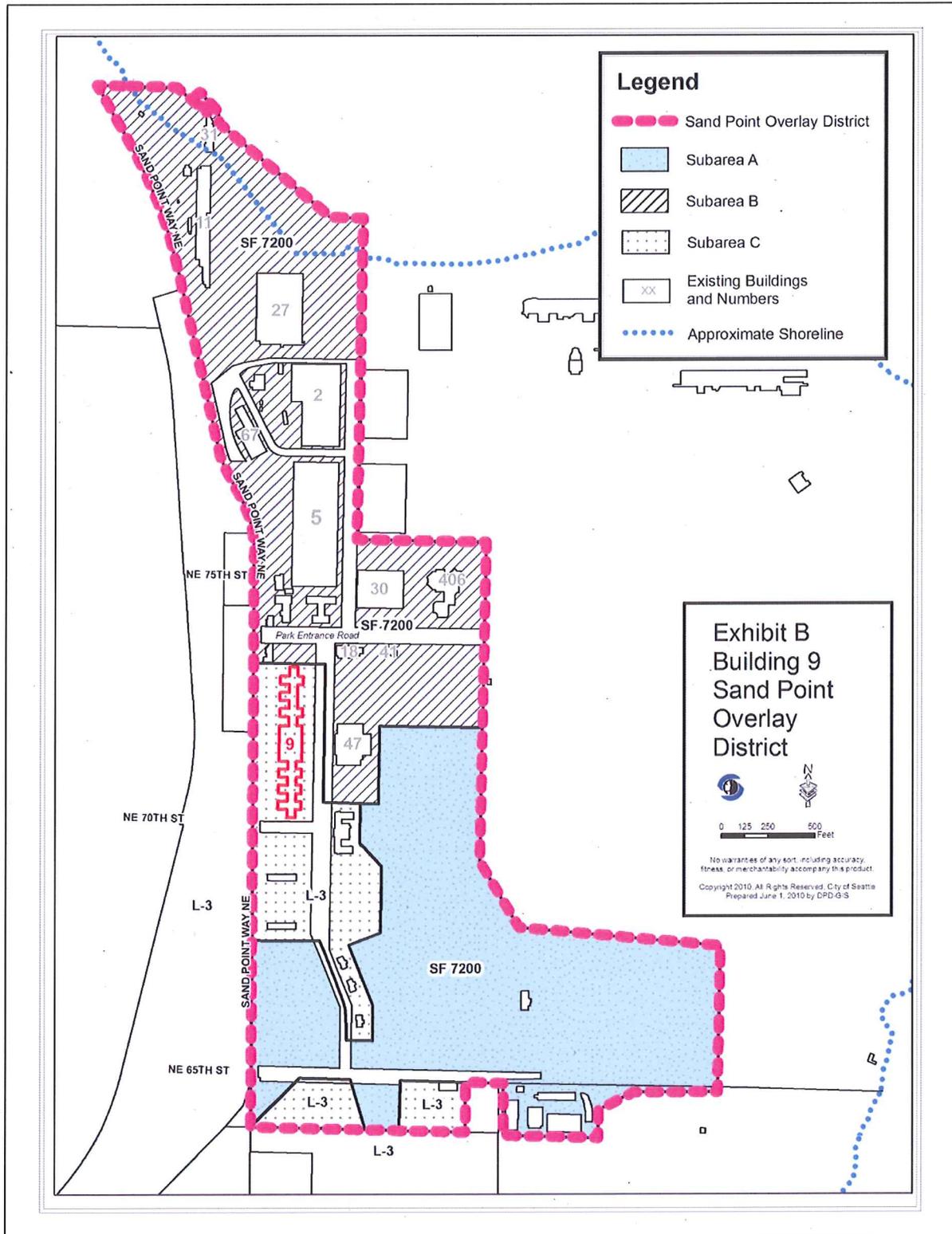


EXHIBIT B – Building 9 – Sand Point Overlay District

FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	DOF Analyst/Phone:
Office of Housing	Mark Ellerbrook/4-3340	Amanda Allen/4-8894

Legislation Title:

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

• **Summary of the Legislation:**

The Seattle Office of Housing (OH) is proposing amendments to the Physical Development Management Plan for Sand Point. The proposed amendments would allow Building 9 to be developed as workforce housing and some limited commercial use in the basement and mid-section of the first floor.

• **Background:** *(Include brief description of the purpose and context of legislation and include record of previous legislation and funding history, if applicable):*

OH is proposing amendments to the Physical Development Management Plan for Sand Point to assist the continued redevelopment of the former naval base at Sand Point, now called Warren G. Magnuson Park. 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, and by the underlying Lowrise zoning to the extent not superseded by Overlay District provisions. These amendments are only related to Building 9, which has an underlying Lowrise Three zoning designation and is located outside the western boundary of the park.

The current Physical Development Management Plan does not identify uses for Building 9 that allow for its redevelopment to be financially feasible. Workforce housing and limited commercial uses will allow more revenue to be generated from the redevelopment of Building 9.

• *Please check one of the following:*

This legislation does not have any financial implications. *(Stop here and delete the remainder of this document prior to saving and printing.)*



RESOLUTION 31223

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

WHEREAS, in 1997 the City Council passed Resolution 29429 approving the Physical Development Management Plan for Sand Point in anticipation of acquisition of the land and buildings and the reuse of the Sand Point Naval Station; and

WHEREAS, in 1999 the City Council passed Resolution 30063 providing additional guidance on the design of Magnuson Park and superseding Resolution 29429; and

WHEREAS, in 1998-1999 the United States Navy deeded property at the former Sand Point Naval Air Station to the City of Seattle and University of Washington; and

WHEREAS, City's Comprehensive Plan has been amended to permit certain additional uses in "Building 9" at Sand Point, which the U.S. Navy conveyed to the University of Washington, and the Physical Development Management Plan for Sand Point should be revised to be consistent with the Comprehensive Plan as amended; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE MAYOR CONCURRING, THAT:

Section 1. The Physical Development Management Plan for Sand Point, as adopted by Resolution 29429 and amended by Resolution 30063, is amended by the amendments attached to this resolution as Exhibit A, amending the approved uses for Building 9. The language of the amended Physical Development Management Plan regarding Building 9 supersedes any inconsistent designation on the map included in Resolution 30063, as amended by Resolution 30293.

THIS VERSION IS NOT ADOPTED



1 Adopted by the City Council the ____ day of _____, 2010, and signed
2 by me in open session in authentication of its adoption this ____ day
3 of _____, 2010.
4

5 _____
6 President _____ of the City Council

7 THE MAYOR CONCURRING:
8

9
10 _____
11 Michael McGinn, Mayor

12 Filed by me this ____ day of _____, 2010.
13

14 _____
15 City Clerk

16 (Seal)

17 Exhibit A: Amendments to Sand Point Physical Development Management Plan
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THIS VERSION IS NOT ADOPTED





City of Seattle
Office of the Mayor

May 11, 2010

Honorable Richard Conlin
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Conlin:

I am pleased to transmit the attached proposed Council Resolution amending the Physical Development Management Plan for Sand Point. These updates will allow Building 9 in Magnuson Park to be redeveloped as workforce housing with some limited commercial use.

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 use as housing should be explored. Consultants hired to consider housing determined that housing use, along with limited commercial use, is feasible. The UW is asking the City to make changes to the Sand Point Physical Development Management Plan necessary for Building 9 to be redeveloped with housing.

For over a decade this historic building has stood vacant, slowly deteriorating and becoming a target for criminal activities in the community. Putting Building 9 back into use as workforce housing will preserve this historic building and reduce crime and vandalism in the Sand Point community. Thank you for your consideration of this legislation. Should you have questions, please contact Mark Ellerbrook at 684-3340.

Sincerely,

Michael McGinn
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

Michael McGinn, Mayor
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STATE OF WASHINGTON – KING COUNTY

--SS.

257179
CITY OF SEATTLE, CLERKS OFFICE

No.

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.

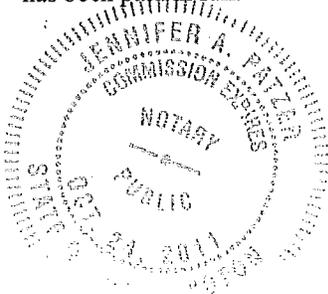
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:31222-225 TITLE ONLY

was published on

07/07/10

The amount of the fee charged for the foregoing publication is the sum of \$ 68.25, which amount has been paid in full.



[Signature]

Subscribed and sworn to before me on
07/07/10 *[Signature]*

Notary public for the State of Washington,
residing in Seattle

Affidavit of Publication

State of Washington, King County

City of Seattle

TITLE-ONLY PUBLICATION

The full text of the following ordinances, passed by the City Council on June 21, 2010, and published here by title only, will be mailed upon request, or can be accessed at <http://clerk.ci.seattle.wa.us>. For further information, contact the Seattle City Clerk at 684-8344.

RESOLUTION NO. 31222

A RESOLUTION relating to the Seattle Department of Parks and Recreation; authorizing grant applications to the State of Washington Recreation and Conservation Office for financial assistance to support two projects submitted under the State of Washington Recreation and Conservation Office's Washington Wildlife Recreation Program.

RESOLUTION NO. 31223

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

RESOLUTION NO. 31224

A RESOLUTION reaffirming the City of Seattle's commitment to full equal rights for all of its residents and employees regardless of sexual orientation or gender identity; authorizing City Departments to work with the Seattle Office for Civil Rights and the Seattle Lesbian Gay Bisexual and Transgender (LGBT) Commission as they assess the needs of Seattle's LGBT community and propose community and City strategies for meeting those needs; and establishing that it is City policy to participate in the annual Pride Parade and Rally and to support employee participation in the event.

RESOLUTION NO. 31225

A RESOLUTION requesting that the National Aeronautics and Space Administration transfer one of the remaining Space Shuttle orbiters, Atlantis or Endeavour, to the Museum of Flight, Seattle, Washington, upon its retirement.

Publication ordered by the City Clerk

Date of publication in the Seattle Daily Journal of Commerce, July 7, 2010.

7/7(257179)