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Ryan Curren/Gordon Clowers
OH/DPD Sand Point PDMP Amend RES
September 12, 2012
Version #3

# CITY OF SEATTLE

## RESOLUTION 31412

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

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 Air 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 2010 the City Council passed Resolution 31223 amending the approved uses for Building 9; and

WHEREAS, in 1998-1999 the United States 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 United States conveyed to the University of Washington; 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 and Resolution 31223, 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.

Adopted by the City Council the ____ day of _____, 2012, and signed by me in open session in authentication of its adoption this_____ day of _____, 2012.

_____

President _____of the City Council

THE MAYOR CONCURRING:

_____

Michael McGinn, Mayor

Filed by me this ____ day of _____, 2012.

_____

Monica Martinez Simmons, City Clerk

(Seal)

Exhibit A: Amendments to Sand Point Physical Development Management Plan

# 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 by inserting the new language underlined and deleting the text struck out below: 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 and((~~, 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 as ((~~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.~~))



COUNCIL CLERK

Form revised: December 6, 2011

# 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:**
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.

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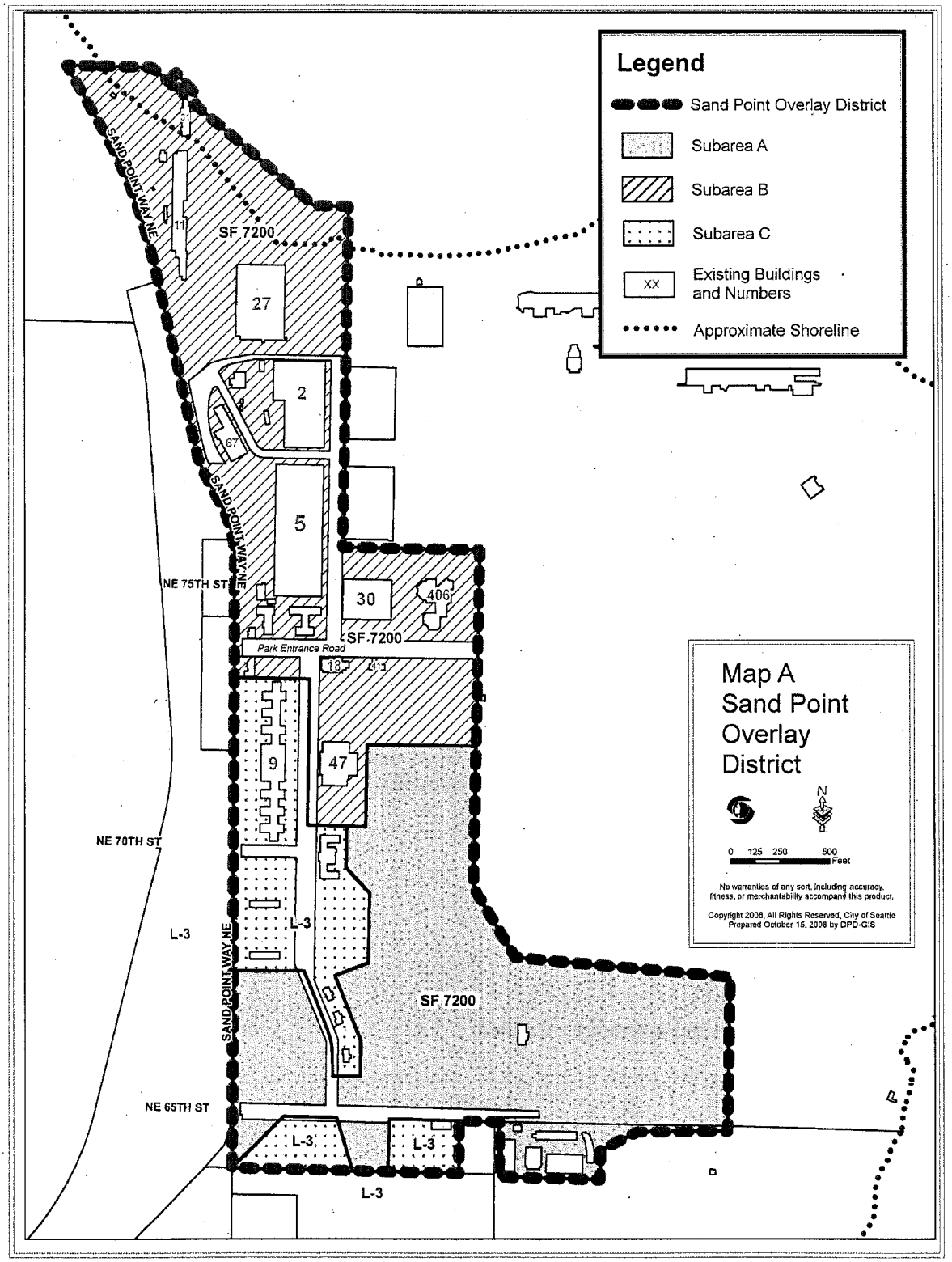
Map A of Section 23.72.004
as enacted by Ordinance 122829




Attachment A to OH/DPD Sand Point PDMP Amend FISC

**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 Resolution amending the Physical Development Management Plan for Sand Point. These updates will allow Building 9 to be redeveloped with market-rate housing, to help achieve our goals for a vibrant reuse of the former naval station at Sand Point.

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 market-rate housing use. Community input is supportive.

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

Michael McGinn, Mayor
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