

Building 9

AT SAND POINT



Community Meeting: 10/28/09

Sand Point Community United Methodist Church

Meeting Agenda

- History of Building 9
- UW's Plan for reuse as housing & limited commercial use
- Public & Legislative process
- Questions & Issues

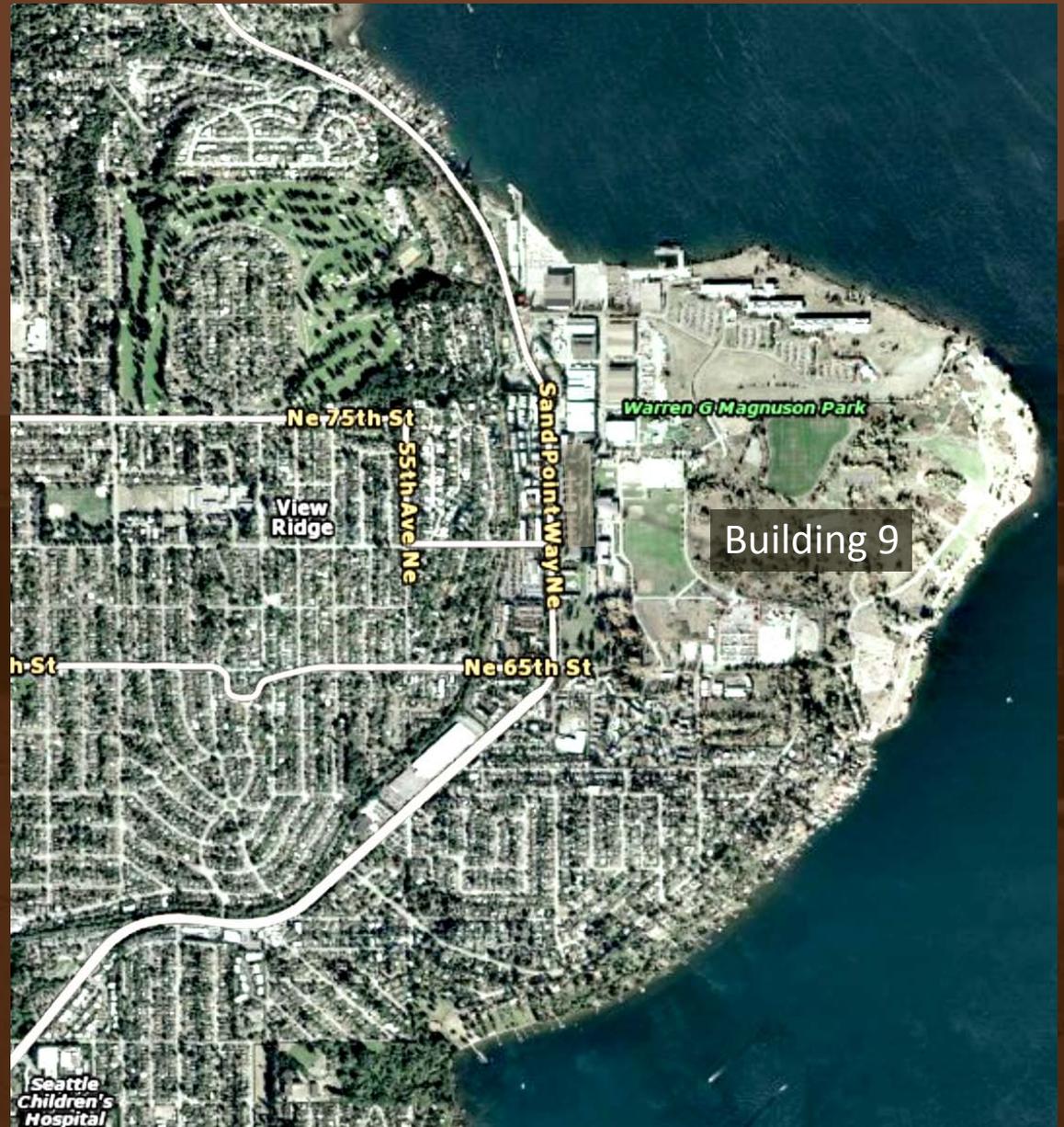
**Next Public Meeting:
December 12, 2009**





History of Building 9

Community Context



Building 9 Timeline

- 1929 – 1938:
Construction
- 1938 – mid 1990s:
 - ✓ Barracks
 - ✓ Mess Hall
 - ✓ Naval Chapel
 - ✓ Courtroom
 - ✓ Offices
 - ✓ Officer's Club
- 1999: Transfer from Navy to UW
- 2000 – present: UW analysis of feasible uses



Building 9 Features

- 223,000 square feet
- 2 Floors, plus:
 - ✓ Attic
 - ✓ Basement
- 1 Story center section
 - former mess hall
- Colonial Revival style



Historic Designation

- Contributing to Sand Point Historic District
- Historic designation allows preservation tax credits



Allowable Uses & Requirements

UNDER CURRENT DEED & MASTER PLAN

- Educational purposes in UW application:
 - Temporary student housing, classrooms & offices
 - Nonprofit educational programs
 - Other educational purposes
- Other requirements:
 - U.S. Dept. of Education approval for sale, resale, rent or mortgage
 - Original application determines use → only for as long as the property transfer to UW is at no cost

Zoning & Allowed Uses

- **Current Zoning:** Low-rise 3; Sand Point overlay district
- **Allowed uses:**
 - ✓ Single- & multi-family housing
 - ✓ Major institutions within overlays
 - ✓ Institutions (except hospitals)
 - ✓ Congregate residences
 - ✓ Parks & open space
 - ✓ Medical services
 - ✓ Adult family homes
 - ✓ Food processing
 - ✓ Offices
 - ✓ Assisted living
 - ✓ Horticulture
 - ✓ Restaurants w/o bars
 - ✓ Public facilities
 - ✓ Lecture/meeting halls



**UW's Plan for reuse as housing
& limited commercial use**

Current Issues



Current Concept

- *“Workforce housing with limited commercial use”*
- **Workforce:**
Household incomes of up to \$45,000 – \$67,000, i.e.:
 - Teachers
 - Nurses
 - Young professionals, etc.
- **Limited commercial:**
Some income from basement

Feasibility: Lorig Associates, Fall 2008

- 113 one & two bedroom apartments
 - Rents: \$1,115 – \$1,687
 - Sizes: 642 – 1,110 square feet
- Storage in basement
- Sources of funding:
 - Private equity investor
 - Construction / long-term loan
 - Historic Preservation Tax Credit
 - Possible community investor grant or loan



Public & Legislative Process

Required Legislative Actions

- Comprehensive Plan
- Sand Point Physical Development Management Plan
- Sand Point Overlay District



Public & Legislative Process

COMPREHENSIVE PLAN, SAND POINT PLAN, OVERLAY DISTRICT





Questions & Issues

More Information:

www.seattle.gov/housing/building9

SEATTLE.GOV
City Services
Departments
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City Contacts





SEARCH:

Seattle.gov This Department

Office of Housing

Building community and creating affordable housing opportunities

Adrienne Quinn, Director

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Building 9 at Sand Point

Building 9 is a historically significant former barracks building located at Magnuson Park ([see area map](#)). The large building is currently owned by the University of Washington and is vacant. The City of Seattle Office of Housing is working with the UW and community stakeholders to return the building to an active use. The current proposal is for Building 9 to serve as workforce housing for people earning up to between 80% of area median income (~ \$44,000) and median income (~ \$60,000) for a single person.

Below you will find documents and other resources on the Building 9 redevelopment process.

- **Existing Plans and Policies**
 - [Sand Point Physical Development Management Plan](#)
 - [Sand Point Amendments](#)
 - [Sand Point Overlay District](#)
- **Proposed Redevelopment Studies and Policies**
 - [Building 9 Feasibility Study](#)
 - [Proposed Comprehensive Plan Amendment](#)
- **Meetings and Community Outreach**
 - [Oct. 28 PowerPoint](#)



Affordable Housing Development

Property Management

Consolidated Plan

Incentive Programs

Homeownership Programs

HomeWise: Weatherization & Home Repair

SeaGreen: Sustainability & Conservation

Ending Homelessness

Housing Levy

Site Map

Questions & Issues

- Simple Questions
- Issues & in-depth Questions – for further discussion at next meeting

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More information:

[www.seattle.gov/
housing/building9](http://www.seattle.gov/housing/building9)



Next Community Meeting: Saturday, 12.12.09, 9am – noon
“The Brig” at Magnuson Park, 6344 NE 74th Street, Matthew's Beach Room