

Building 9 Public Meeting Notes
Sand Point Community United Methodist Church
10/28/2009
6:30-8:00 p.m.

This public meeting was held by the City of Seattle Office of Housing to bring the community up to date on a proposed re-development of Building 9 and to discuss the proposed Comprehensive Plan amendment to allow workforce housing and limited commercial use in Building 9 in Magnuson Park. Much of the discussion centered around a feasibility study Lorig Associates conducted for the Office of Housing to determine if Building 9 could be renovated and put back into reuse as housing. Bryan Scott was hired to facilitate the discussion and document questions and issues raised by community members. After introductions Mark Ellerbrook and Ryan Curren from the Office of Housing presented a power point on the history of Building 9, the Lorig feasibility study, current zoning requirements, and the legislative changes that would need to occur to allow housing and limited commercial use in Building 9. The last half hour of the meeting was open to questions from the community.

Questions and Answers:

Where is the parking related to workforce housing?

- In follow up conversations, Lorig identified sufficient parking space on the Building 9 property for the proposed 113 units of workforce housing.

Why was there no study for other uses than workforce housing such as a museum or artist housing?

- The University of Washington has explored many options for renovating and putting Building 9 back into use. The cost to renovate the building is approximately \$30 million dollars. The rental revenue from any tenant must be sufficient to pay off the debt service on the property. Considering the building was originally constructed for housing, a return to a housing use offers the best opportunity to use the large amount of space while maximizing rent.

Could the basement not be renovated and remain empty?

- The basement must be renovated to meet building codes for seismic upgrades and hazardous material removal. The cost of renovating the basement would need to be offset by putting in some revenue generating function in the basement. Considering that it is a basement space, a storage type use appears to be the best commercial option.

Is workforce housing all or nothing? Could there be housing for other groups?

- The Lorig feasibility study looked at the potential to provide housing for residents at lower and higher income levels than workforce incomes (\$45,000-\$67,000). They did not find the market

could support higher lease rates for higher income residents. In order to charge lower rents for lower income residents a substantial public subsidy would be required.

How will the property be managed?

- It is not exactly known how this building will be managed. It is not a City owned building so it is up to the UW to determine who will redevelop the building and who will manage it. For similar type buildings the UW has hired a property management company.

Will there be a traffic impact study?

- As part of the master use permit process, the Department of Planning and Development will consider the impact of Building 9 redevelopment on traffic.

What commercial use will be in the basement?

- The Lorig study identified private mini-storage as the most plausible commercial use in the basement. It has not been determined how storage customers would access their storage units.

Will parking on east side of building (62 Ave NE) turn the street into a one way street?

- This will be evaluated in the future.

Issues Raised and Responses:

Federal Department of Education requirements for Building 9 do not allow for workforce housing.

- This is correct and the UW has begun discussion with the Department of Education to allow workforce housing.

Bus service should be increased to accommodate the new demand from residents

- OH staff acknowledge that transportation issues and traffic concerns will need to be addressed as redevelopment moves forward. In addition Children's hospital provides shuttles to its employees who live near by and residents would have access to the Burke Gillman Trail.

Traffic circulation on 62nd Ave NE could be congested.

Cross walks are needed for new residents, especially crossing Sand Point Way NE. It is currently difficult to cross any where besides NE 74th St, 70th St, and 65th St.

Additional groups to invite to December 12 event:

- Magnuson Park tenants
- Hawthorne Hills