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C.B. ORD
ORDINANCE 111389 118622

AN ORDINANCE amending the City of Seattle Comprehensive Plan to adopt policies for the reuse of Sand Point Naval Station.

Whereas, the City of Seattle anticipates the conveyance of portions of the former Sand Point Naval Station from the United States to the City of Seattle, and

Whereas, in 1993 the City Council approved a Reuse Plan for Sand Point in anticipation of that conveyance, and

Whereas, certain policies contained in the Reuse Plan should be updated to reflect developments since 1993, and incorporated into the Comprehensive Plan, Now, Therefore

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The City of Seattle Comprehensive Plan is hereby amended to include a document entitled "Sand Point Amendments", which is attached hereto. The document will be bound or compiled separately from the Comprehensive Plan.

Section 2. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the 16 day of June, 1997, and signed by me in open session in authentication of its passage this 16 day of June, 1997.

Jan Dusek

President _____ of the City Council

Approved by me this _____ day of _____, 1997.

Mayor

Filed by me this _____ day of _____, 1997.

City Clerk

(Seal)

SAND POINT AMENDMENTS

These amendments pertain to the former Naval Station Puget Sound at Sand Point (Sand Point), a 151-acre parcel of property located along Sand Point Way NE and adjacent to Lake Washington. See map attached as Exhibit A.

These policies are specific to the Sand Point site described above. To the extent that other local plan requirements apply, this plan defers to the provisions of the City's general comprehensive plan.

General Goals

- G1 Become a multi-purpose regional center that provides benefit to the public through:
- Expanded opportunities for recreation, education, arts, cultural, and community activities;
 - Public access to the shoreline and enhanced open space and natural areas;
 - Opportunities for affordable housing and community and social services - with a special priority for addressing the needs of homeless families; and
 - Selective opportunities for low-impact economic development uses which could provide employment and services for residents of the site and for the broader community.
- G2 Promote compatibility between reuses and the surrounding residential community.
- G3 Seek cost-effective and financially feasible outcomes that consider the tax burden to the public.
- G4 Encourage continued community involvement in the future planning, development, and management of Sand Point land and facilities.
- G5 Enhance the environment, preserve existing and create additional open space, and demonstrate sensitivity to ecological concerns.
- G6 Provide access to facilities, safe pedestrian and bicycle use of the park and surrounding area, minimize automobile traffic, and promote adequate public transit.
- G7 Provide opportunities for those in need of assistance, encourage self-sufficiency and empowerment while seeking integration of residents within the broader community.

- G8 Seek to provide safety of person and property for residents, neighbors, and visitors.
- G9 Reflect and support cultural diversity.
- G10 Respect, preserve, and enhance the historic character of Sand Point.
- G11 Promote and balance public benefits and accommodate as broad a range of uses in as cohesive a way as possible.

LAND USE

- LU1 Divide the property into six Activity Areas, including (1) the North Shore Recreation Area, (2) the Education and Community Activities Area, (3) the Magnuson Park Arts, Culture, and Community Center, (4) the Magnuson Park Open Space/Recreation Expansion, (5) the Residential Area, and (6) Federal Institutional Uses. See map attached as Exhibit B.
- LU2 Develop and promote the northern part of the property (Activity Area 1) as the *North Shore Recreation Area* with public park area, public access to Lake Washington, recreational, arts and cultural opportunities, and a recreational small boat activity center.
- LU3 Develop and promote Activity Area 2 as an *Education and Community Activities Area* with open public areas, opportunities for education and educational support activities, selective economic development activities, and recreational, arts, and cultural activities..
- LU4 Develop and promote Activity Area 3 as an *Arts, Culture and Community Center* for the development of arts, culture, community activities and open public areas in existing buildings and adjacent outdoor spaces.
- LU5 Develop and promote Activity Area 4 as a *Park Open Space/Recreation Expansion of Magnuson Park*. Allow for an improved park entrance at the intersection of NE 65th and Sand Point Way NE, additional sportsfields, unstructured open space, and a recreation center with gymnasium, theater, indoor swimming pool, and meeting spaces in an existing building.
- LU6 Develop and promote Activity Area 5 as a *Residential Area* to be used to develop up to 200 units of housing, with appropriate support services, for homeless individuals and families.
- LU7 Support the University of Washington's future expansion of student family housing in the residential area south of NE 65th Street.

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- LU8 Accommodate the two existing federal neighbors (the National Oceanic and Atmospheric Administration and the National Biological Service) at Sand Point and work to better integrate them into the Sand Point peninsula from a physical, social, and aesthetic perspective.
- LU9 Prohibit heavy manufacturing and auto oriented retail activities.

TRANSPORTATION

- T1 Provide public access to what was formerly a secured defense facility and integrate the facility with the surrounding community.
- T2 Create a hierarchy for roadway designation consisting of public streets, public access/utility rights of way, and easements. See map attached as Exhibit C.
- T3 Improve access to Activity Areas 1 and 2 and relieve pressure on the current main access through NE 74th Street by developing a new northern entryway.
- T4 Improve roads, pedestrian and bike entrances to Magnuson Park to encourage nearby residents and visitors to walk.
- T5 Create a quality pedestrian- and bicycle-friendly environment at Sand Point, through the installation of amenities such as bike racks, hand rails, benches, street trees and lighting, crossings at Sand Point Way, and bus shelters.
- T6 Promote the development of a water front trail connecting the entire lake front area of the property with Magnuson Park, the area owned by NOAA, and the North Shore Recreation Area.
- T7 Create sitewide transportation management plan and parking plans.

HOUSING

- H1 Promote the development of up to 200 units of housing for homeless individuals and families.
- H2 Reuse existing buildings in the Residential Area where cost effective.
- H3 Utilize new construction only if housing goals cannot be met by reuse of existing structures in the Residential Area.

- H4 Integrate the Residential Area with the other-uses-at Sand Point and the adjacent neighborhood.
- H5 Construct new housing only on existing parking lots and sites of existing buildings.

CAPITAL FACILITIES

Refer to Comprehensive Plan element.

UTILITIES

- U1 Upgrade infrastructure systems (electric, water, and sewer) to meet city utility standards. Upgrading may be phased and does not preclude use of the property prior to completion of the upgrades.
- U2 Incorporate infrastructure systems into utility department systems for long-term operations and maintenance.

ECONOMIC DEVELOPMENT

- ED1 Consider opportunities for limited low-impact economic development such as a film studio or multi-media development center in conjunction with, or in support of, other educational, arts, cultural or recreational activities.
- ED2 Keep job creating activities to a level and type that is consistent with the goals for Sand Point.

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EXHIBIT A

Sand Point Location

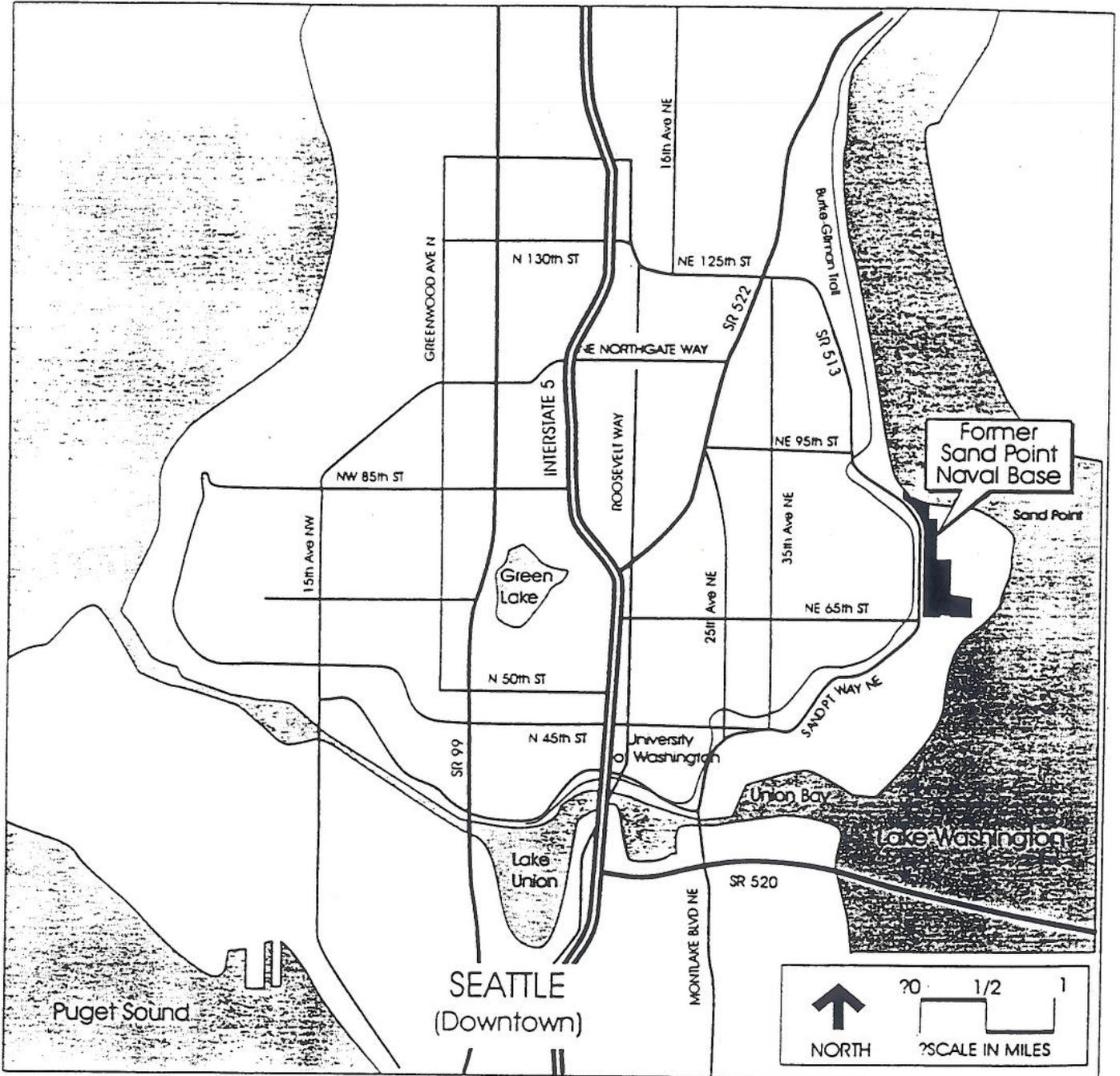
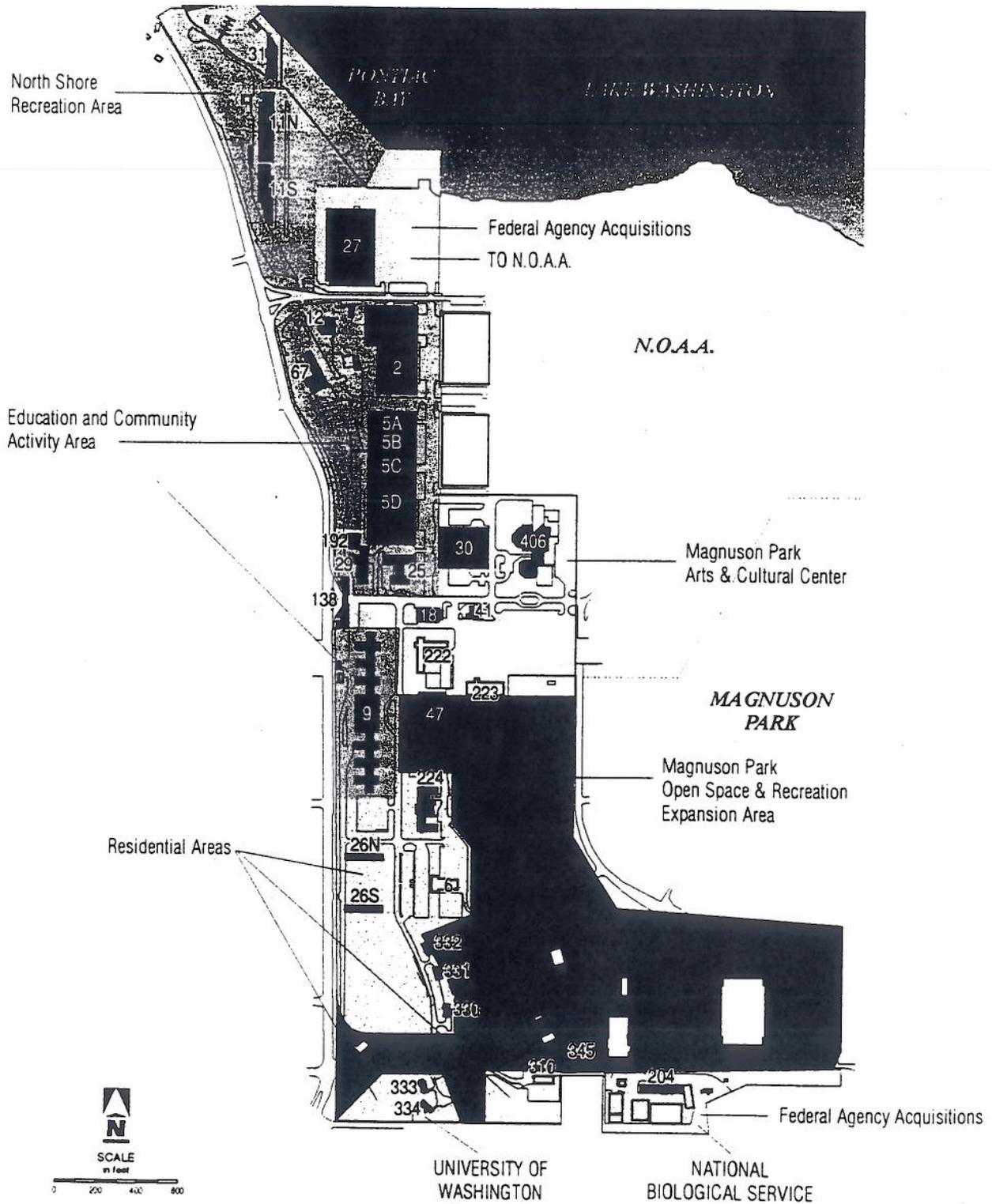


Exhibit B Activity Areas



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|---------------------------------------|------------------------------------------------------|-----------------------------|
| North Shore Recreation Area | Arts, Culture and Community Center | Residential Areas |
| Education and Community Activity Area | Magnuson Park Open Space & Recreation Expansion Area | Federal Agency Acquisitions |

EXHIBIT C

Proposed Roadways at Sand Point

