

Building 9 Comprehensive Plan Report

Background: Building 9 is a large, vacant barracks building located at the former Sand Point Naval Air Station, now Magnuson Park. At the time of base closure in 1999, the City completed an extensive community outreach process that produced planning documents to oversee the development of the area. These documents designated Building 9 be used for educational purposes such as classrooms, lab space, administrative offices, or student housing. The building is currently owned by the University of Washington and controlled by a deed from the federal Dept. of Education mandating its use for educational purposes.

Since acquiring the building in 1999, the UW has evaluated various potential uses for the property. Unfortunately, the rehabilitation costs for the dilapidated building are prohibitively expensive for the uses identified in the Sand Point planning documents. However, a feasibility study commissioned by the Office of Housing in November 2008 identified workforce housing as an economically feasible use for the property. The housing would primarily serve employees of the UW, Children's Hospital and associated institutions. The UW believes this use is within the definition of educational uses outlined in their deed with the Department of Education.

Proposed Amendment: Allow for housing and limited commercial use in Building 9

Element: Land Use

Submitted by: McIver

Analysis: This proposal is an opportunity to put Building 9 back into active use while simultaneously preserving a contributing building to the Sand Point Historic District. The Sand Point Amendments of the Comprehensive Plan detail the uses allowed in six specific areas within Sand Point. The Amendments currently do not identify housing or any commercial activities as uses in area 2, the Education and Community Activities Area. This proposal would amend the Sand Point Amendments to allow workforce housing and ancillary commercial uses in Building 9.

The Office of Housing and the Department of Planning and Development explored various legislative options to allow workforce housing and limited commercial use in Building 9. Solely amending the Sand Point Physical Development and Management Plan and/ or the Sand Point Overlay District were considered. However, the comprehensive plan change is more appropriate to allow the desired uses due to the prescriptive nature of the Sand Point Amendments portion of the Comprehensive Plan.

The Office of Housing hosted a public meeting on October 28 2009 from 6:30 to 8:00 p.m. at the Sand Point Community United Methodist Church. The purpose of the meeting was to bring the community up to date on a proposed re-development of Building 9 and to discuss the Comprehensive Plan amendment to allow workforce housing and limited commercial use. The Laurelhurst Community Club, View Ridge Community Council, Windermere North Community

Association, Magnuson Park Advisory Committee, and the NE District Council were directly invited to attend as well as the general community. Nine community members attended including representatives from the various community groups, Solid Ground, UW, and a historic building preservation group.

Much of the discussion centered on the feasibility study conducted for the Office of Housing to determine if Building 9 could be renovated and put back into reuse as workforce housing. OH staff made a presentation on the history of Building 9, the feasibility study, current zoning requirements, and the required legislative changes to allow housing and limited commercial use in Building 9. The last half hour of the meeting was open to questions from the community. A second public meeting is scheduled for December 12 from 9 a.m. to noon at The Brig in Magnuson Park. The purpose of this meeting is to discuss in more depth the issues raised by the community during the October 28 meeting.