RDT/rth
August 27, 1996
RESPDMP.DOC

RESOLUTION 29429

A RESOLUTION approving a Physical Development Management Plan for Sand Point.

WHEREAS, the federal government has closed the Sand Point Naval Station, and

WHEREAS, the City of Seattle expects that portions of the federal property will be conveyed to the City of Seattle, and

WHEREAS, in anticipation of acquisition of the land and buildings and the reuse of the site, the City needs to have a property management plan in its proprietary capacity as owner and manager of the property, and

WHEREAS, the City Council finds that the Physical Development Management Plan approved by this resolution provides appropriate guidelines for the physical development and management of the site; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE,

THE MAYOR CONCURRING:

Section 1. The Physical Development Management Plan attached to this resolution is hereby approved.

Section 2. ADOPTED by the City Council the 16 day of June, 1997, and signed by me in open session in authentication of its adoption date this 16 day of June, 1997.

Jan Drago
President of the City Council

Filed by me this _____ day of _____, 1997.

By: _____
City Clerk

THE MAYOR CONCURING:

_____
NORMAN B. RICE, MAYOR

(SEAL)

SAND POINT
PHYSICAL DEVELOPMENT
MANAGEMENT PLAN

Activity Areas 1
- North Shore Recreation Area 1
- Education and Community Activities Area 5
- Arts, Culture and Community Center 8
- Magnuson Park Open Space/ Recreation Expansion Area 10
- Residential Area 13
- Federal Institution Uses 15

Infrastructure Development 16

Site Management 20

SAND POINT
PHYSICAL DEVELOPMENT MANAGEMENT PLAN

The purpose of this SAND POINT PHYSICAL DEVELOPMENT MANAGEMENT PLAN is to provide guidance for the implementation of the reuse of the Naval Station Puget Sound at Sand Point (Sand Point). In November of 1993, the City Council adopted the Community Preferred Reuse Plan for Sand Point which has provided the conceptual basis for moving towards the Reuse of Sand Point. The City expects to have sole ownership of 75 percent of the 151-acre Sand Point property. Reuse partners are expected to own 16 percent and federal agencies are expected to own 9 percent of the property. As the primary land owner and through agreements with reuse partners, the City will have control over the uses and development on the site. This Plan defines how the City will approach and implement that ownership responsibility through selection of reuse participants, allocation of space among various uses, tenant leases, and sitewide management.

This Physical Development Management Plan is intended to augment the Sand Point Amendments to the Seattle Comprehensive Plan, and the zoning and other controls prescribed in the land use code.

ACTIVITY AREAS

The Sand Point property will be divided into six Activity Areas, including (1) the Magnuson Park North Shore Recreation Area, (2) the Education and Community Activities Area, (3) the Arts, Culture, and Community Center, (4) the Magnuson Park Open Space/Recreation Expansion, (5) the Residential Area, and (6) Federal Institutional Uses. Figure 1 shows the location and size of these Activity Areas.

1. NORTH SHORE RECREATION AREA

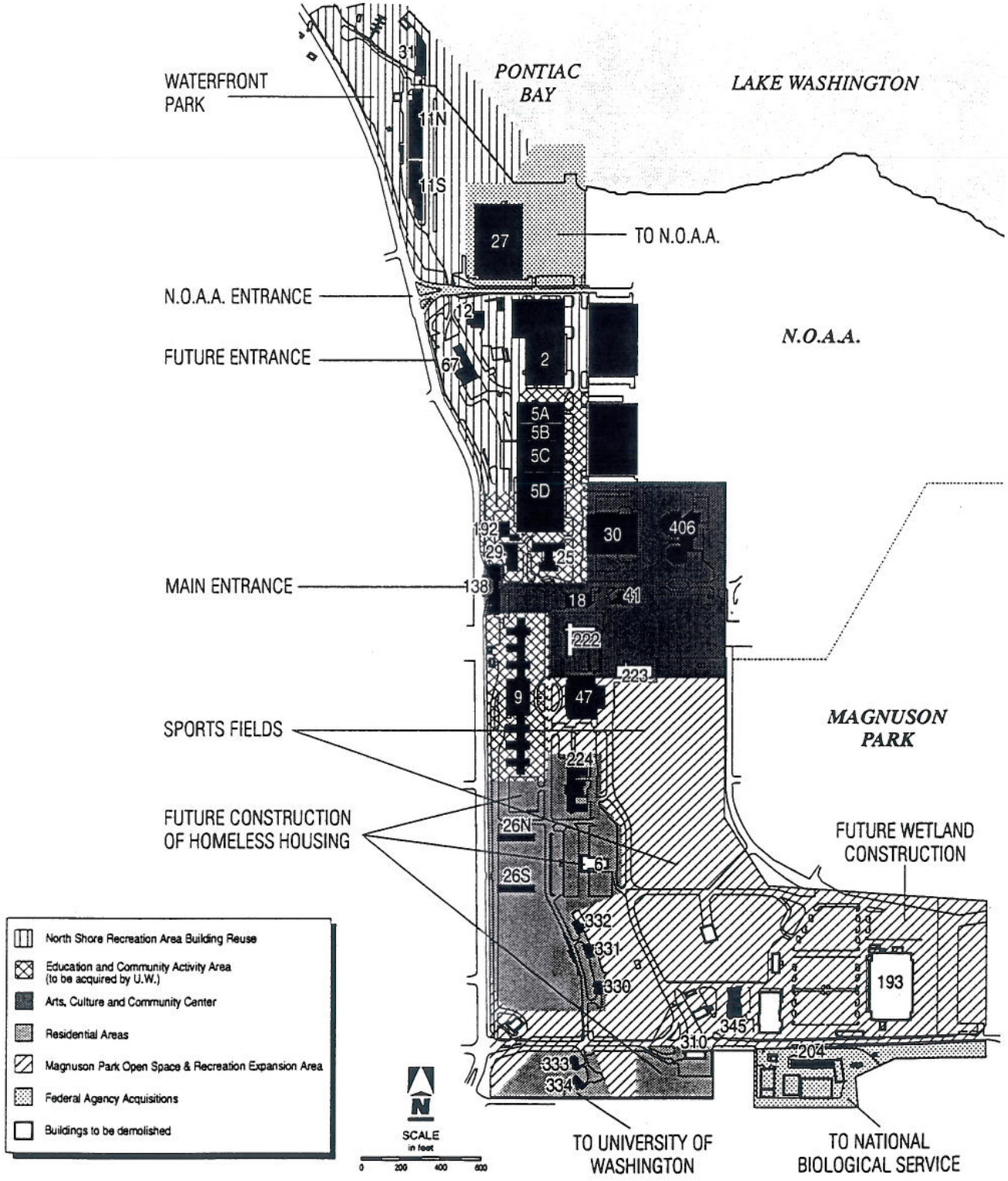
Summary:

The northern portion of Sand Point will become a public park, affording public access to the Pontiac Bay shoreline. It is intended to become the site of a new center for small, non-motorized, hand launched boats, and potentially for other water-related recreation. The Department of Parks and Recreation will own and operate the property as part of an expanded Magnuson Park.

Principal Considerations:

- Ensure public shoreline access
- Expand waterfront recreational opportunities

FINAL SAND POINT REUSE PLAN
as adopted by City Council
June 16, 1997



H:\GRAPHICS\SANDPNT\97064\FIGURE1.CDR ver. 5.0 6/18/96

Physical Development and Management Plan

Figure 1
Sand Point Reuse

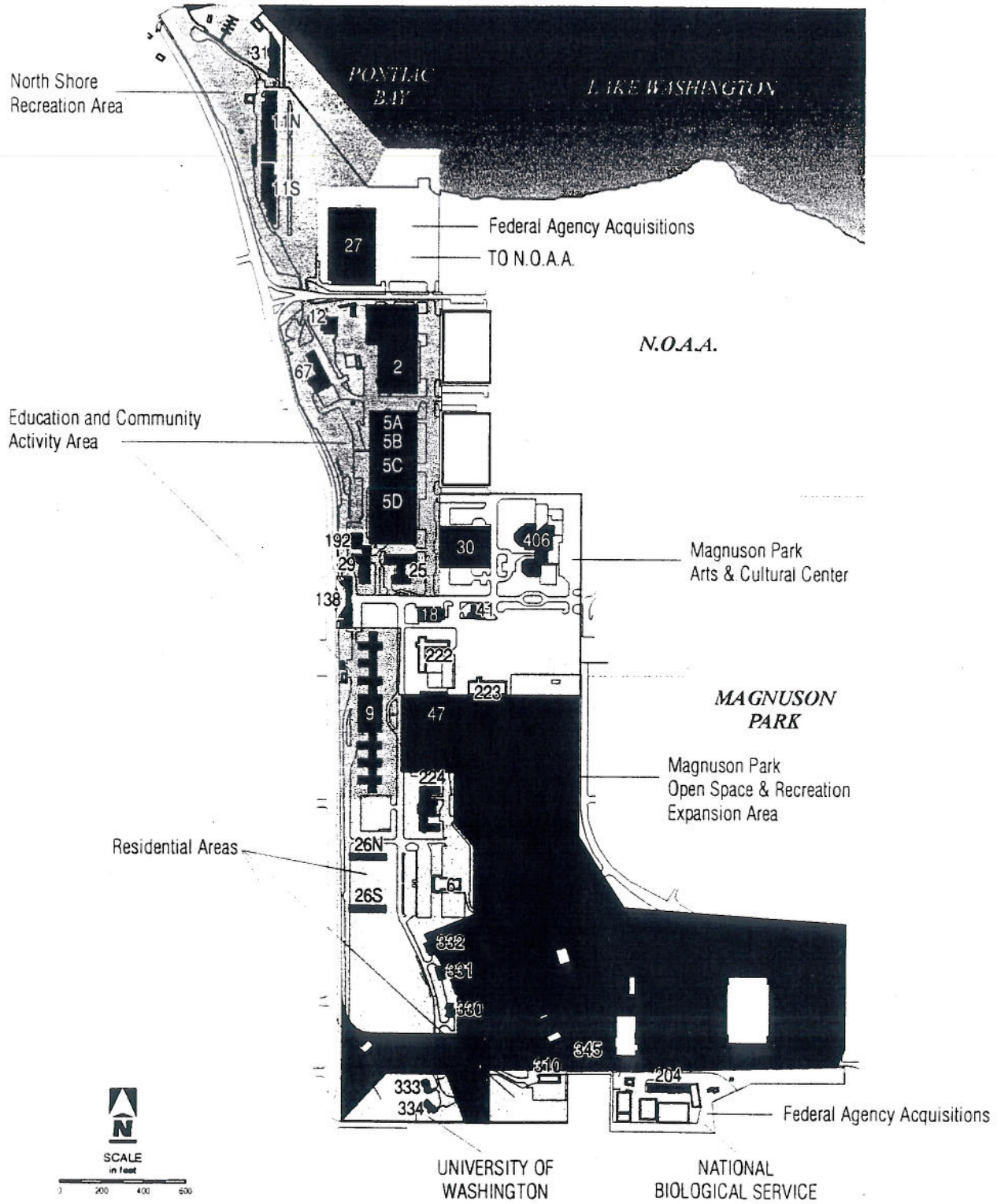


FIGURE 1 (cont.)

Sand Point Building Reuse Summary

1. North Shore Recreation Area building Reuse: 27.4 Acres

BLDG NUMBER	SIZE (in square feet)	DATE BUILT	FUTURE OWNER/ OCCUPANT	PROPOSED USE
2	144,232	1929	D.P.R./private non-profit	Sports & Rec/Film Studio
12	5,653	1930	D.P.R.	utility
11N	30,000	1940	D.P.R./private non-profit	Small Craft Center
11S	30,000	1940	D.P.R./Muckleshoot Tribe	Fisheries Research
31	3,141	1938	D.P.R./private non-profit	Boat House
67	33,720	1941	D.P.R.	Recreation/training

2. Education and Community Activity Area: 13.6

BLDG NUMBER	SIZE (in square feet)	DATE BUILT	FUTURE OWNER/ OCCUPANT	PROPOSED USE
5A	24,000	1929	UW/Pottery NW	Pottery School & Studio
5B	34,000	1938	UW/The Sharehouse	Vocational ed/storage
5C	69,400	1940	UW/Seattle Cons. Corps	Vocational ed/storage
5D	288,000	1940	UW	Archival Research/storage
9	223,516	1929	UW/other educational inst's	Education/dining/dorm/office
25	27,892	1936	UW/N.W. Montessori	Education/classroom/office
29	33,744	1937	UW/Veterans Coalition	Veteran's Services
192	4,800	1944	UW/U. Adult Day Care	Adult Day Care

3. Arts, Culture and Community Center: 19 Acres

BLDG NUMBER	SIZE (in square feet)	DATE BUILT	FUTURE OWNER/ OCCUPANT	PROPOSED USE
18	14,137	1936	D.P.R./private non-profit	Arts/Cultural uses
30	80,066	1938	D.P.R. /private non-profit	Arts/Cultural uses
41	2,030	1939	D.P.R./private non-profit	Arts/Cultural uses
138	12,806	1942	D.P.R. /private non-profit	Arts/Cultural uses
406	29,270	1988	D.P.R./private non-profit	Community Center

4. Residential Areas: 22 Acres

BLDG NUMBER	SIZE (in square feet)	DATE BUILT	FUTURE OWNER/ OCCUPANT	PROPOSED USE
26N	16,082	1937	DHHS/SPCHA	Transitional Family Housing
26S	17,282	1937	DHHS/SPCHA	Transitional Family Housing
224	38,264	1944	DHHS/SPCHA	S.R.O. Housing & Daycare
330	6,3990	1939	DHHS/SPCHA	Group Home
331	6,233	1939	DHHS/SPCHA	Group Home
332	6,233	1939	DHHS/SPCHA	Group Home
333	1,990	1939	DHHS/SPCHA	Student Family Housing
334	2,113	1939	DHHS/SPCHA	Student Family Housing

5. Magnuson Park Open Space & Recreation Expansion Area: 58 Acres

BLDG NUMBER	SIZE (in square feet)	DATE BUILT	FUTURE OWNER/ OCCUPANT	PROPOSED USE
47	50,060	1941	D.P.R./private non-profit	Athletic Facility
345	5,298	1976	D.P.R.	Parks Maintenance

6. Federal Agency Acquisitions: 14 Acres

BLDG NUMBER	SIZE (in square feet)	DATE BUILT	FUTURE OWNER/ OCCUPANT	PROPOSED USE
27	114,617	1929	N.O.A.A.	Oceanographic Research
204	9,572	1944	National Biological Service	Marine Biological Research

- Connect Sand Point to the Burke-Gilman Trail
- Demonstrate environmental stewardship
- Reuse historic resources
- Minimize negative environmental impacts

At the Pontiac Bay shoreline at the north end of the Navy Base is a large pier, boathouse and other moorage facilities. Inland from the shoreline are the Navy's former public works offices and shops in Building 11 and related structures, a vast amount of paved area formerly used as parking for seaplanes, the former hangar space in Building 27, and open lawn areas that slope from Sand Point Way NE to the shoreline. This area is well-suited for recreation use as a waterfront park with boating facilities.

Small Craft Center

A new Small Craft Center is intended to be the focus of the North Shore Recreation Area. Long advocated by sailing enthusiasts in Seattle and recommended in the Department of Parks and Recreation's May 1993 COMPLAN, the new Small Craft Center would be a place where small, hand-launched boats could be stored on shore with easy access to the waters of Lake Washington. The site is well protected from prevailing southerly winds, yet is well-situated to take advantage of gentle summer northerly winds, ideal for sailing. The Small Craft Center would provide low-cost, dry land moorage of privately-owned small craft, and be the home of organizations that promote sailing, sailboarding, paddling, and open water rowing through instructional classes, safety programs, club activities and regattas. It is envisioned that the Small Craft Center would be operated by a public, non-profit agency, similar to the very successful Jericho Beach Sailing Center in Vancouver, British Columbia.

Much of the development necessary to create the Small Craft Center is already in place. A portion of building 11 would be remodeled to provide office, classroom, changing room and sail locker areas.

The large paved area east of building 11 would be used for a fenced boat yard, automobile parking, and for a waterfront promenade. Launching floats would be added to the existing timber bulkhead along the shoreline, and additional floats would be added to the existing pier. Building 31, the large boathouse alongside the pier, would receive various repairs, and building 402, the floating moorage shed, would be removed.

Fisheries Research

A portion of building 11 would be designated for scientific fisheries research activities. These activities will be limited to research but could also provide the opportunity for public education and information on the links between historic and future fishing practices and commercial and recreational activities. Fisheries research activities would be limited to building 11.

Waterfront Park

The sloping hillside to the west of building 11, extending from Sand Point Way NE to the Pontiac Bay shoreline would be maintained largely in its present form, although various park improvements would be made to afford better public use of the area. In particular, buildings 40, 98 and 115 would be removed, landscaping improvements such as tree plantings and lawn restoration would be undertaken, and a pathway connection may be developed to link the new park space to the existing Burke-Gilman Trail above Sand Point Way NE. Some degree of shoreline restoration would be necessary in the area west of the boathouse. Passive park space created by these improvements would complement the Small Craft Center described above.

This new waterfront park would be owned and operated by the Seattle Department of Parks and Recreation as an expansion of Magnuson Park. It is expected that the Small Craft Center would be leased to, and operated and managed by a non-profit entity.

Building 2

Building 2 consists of a variety of spaces including two large hangars, classrooms and meeting space, and offices. This building is proposed to be developed as a recreation and indoor sports facility. It is envisioned as a multi-purpose facility that can be used to meet a variety of needs. Given the configuration of the space and its previous intemittent use as a film studio it may also be used for occasional film making and/or as a multi media center.

Building 12

This building, the Central Boiler Plant, provides steam heat for the entire Sand Point site. If not cost effective to operate the steam plant would eventually be closed and decommissioned. The use of this building to support an arts, cultural, recreational or community service mission could be identified at that time. If no appropriate use is identified, this building may be demolished.

Building 67

This building, the Navy's former motor pool repair facility (large open bays and some meeting and office space) would be developed for an arts, culture, recreation or educational program or other education support related use that can capitalize on the existing building configuration. If no appropriate program is identified, this building may be demolished.

Access Improvements

Access to the North Shore Recreation Area would be improved by the creation of an entryway off Sand Point Way just south of the NOAA access road (shown on Map 1). All roadways within the North Shore Recreation Area would be classified as park roads.

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
- 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

The Education and Community Activities area is located immediately to the south of the North Shore Recreation Area and directly north of the Residential Area, along Sand Point Way NE. This area is currently dominated by a large warehouse (Building 5), and a large office and barracks building (Building 9). Other structures in the Area include Buildings 25, 29, and 192/141.

The physical design of the Education and Community Services Area is intended to be done so as to create a linkage between the North Shore Recreation Area and the Arts, Culture and Community Center Area. The intention is to permit an integration of the public uses of the entire base. An extension of the Burke-Gilman bicycle/ pedestrian trail may be brought through this area to connect the trail to the existing and added portions of Magnuson Park.

Building 5

Building 5 is the largest structure on the site and consists of four connected buildings. This structure is intended to provide space for job training programs, crafts education, specialized university level research, education related storage, and other activities supporting education.

The size and existing configuration of Building 5 make it well-suited to training programs that can utilize large interior spaces for materials storage, equipment storage and maneuvering, and training programs in small repair and construction work. The facility also includes spaces ideal for classroom and office uses.

Bay A of building 5 is particularly well-suited to a crafts education facility such as a pottery school or other similar program. Its accessibility to a large, outdoor paved area is ideal for the location of kilns or other equipment that

may be needed for crafts training facility. The building also provides space for classroom, gallery or showroom space, and office space to support the education and training facility.

Bays B and C of building 5 are particularly well-suited to training programs related to the refurbishing of furniture or household goods and/or the construction trades. The large open bays combined with classroom and office space make this ideal for job training programs. These spaces allow for storage of materials and equipment to support the training programs. Access through large drive-in garage type doors allow for delivery and pick-up of training materials and the distribution of household goods used in training programs. These bays are not expected to include office space beyond what is necessary to support the specific job training programs.

Bay D of building 5 provides the opportunity for a variety of educational support purposes. This building consists of four floors which total over 288,000 square feet and is well-suited to the storage of books, archival and specialized educational and research materials and a reading and archival research facility. This building includes open storage spaces as well as a limited amount of finished office and classroom space, but is not expected to include office space or classroom space beyond what is necessary to support specialized research and archival storage functions.

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 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 25

Building 25 is intended to be developed to provide direct educational programs. The space would be reconfigured to allow for classrooms and/or administrative office space supporting an educational institution.

Building 29

Building 29 is intended to provide a mix of classroom, meeting and office space

for a collection of agencies providing education and employment services. This building, divided into a variety of spaces including medical and administrative offices, classrooms, and meetings rooms, would be reconfigured slightly to allow for the collocation of community service organizations.

Building 192

This small building is well-suited for redevelopment as a facility to serve educational needs: an adult day center to provide care and education for the elderly, a pre-school, or another specialized education provider with need for a small specialized facility. The building may include administrative offices to support the educational program.

Appropriate uses in these buildings include:

- Educational programs such as primary, secondary and vocational schools and educational programs, classes in the arts; education related administrative offices and short-term student housing;
- Administrative, training, or storage uses by public or private non-profit agencies with priority for agencies providing community or social services in other parts of the Sand Point site (such as agencies serving homeless persons);
- Community and social services, such as a senior center, a non-profit community center, or other organizations which support residents of Sand Point and the surrounding neighborhoods; and
- Film studio/sound stage/multi-media center.

The following activities are incompatible and undesirable:

- Intensive commercial or industrial uses such as:
  - -- heavy manufacturing; and
  - -- high impact uses

If, after a reasonable period of time, these buildings are found unfeasible to renovate and use, they would be considered for demolition. In this event, the building sites would be landscaped as usable open space or used in association with other buildings compatible with the goals defined for this Activity Area.

Access

Access to this area is provided through various public roads directly off Sand Point Way NE.

Parking

Occupants of the Education and Community Activities area will participate in the development of sitewide transportation management (TMP) and parking plans.

3. ARTS, CULTURE AND COMMUNITY CENTER AREA

Summary:

At the center of the Navy Base will be the Arts, Culture and Community Center Area. This Area will complement an expanded Magnuson Park and the adjacent education and residential Areas.

Principal Considerations:

- Maximize arts, culture and community opportunities
- Ensure compatibility of uses
- Encourage and celebrate cultural diversity
- Reuse historic structures

The proposed Arts, Culture, and Community Center Area at Sand Point would include facilities for community events and theatrical and dance performances, art exhibitions, and instruction in performing and fine arts. Existing buildings at Sand Point would be used to create a mix of large and small spaces for performance, exhibition, studio, workshop, and classroom needs. Both short-term and permanent uses would provide a variety of opportunities for citizens of Seattle and the region. Many of the spaces would be designed for multipurpose use to allow flexibility in programming.

Building 18

The former fire station is a two-story structure which could be remodeled to provide performance, exhibition, or gallery space on the main floor and office and classroom spaces upstairs. It could also function as a teen or community activity center with activity areas in lower parts and quiet study/homework rooms on the upper floor.

Building 30

This building consists of east and west office wings of two and three stories, respectively, separated by a large open area that was formerly an airplane hangar. The large open area would be used for performing arts, as well as community gatherings and other events. Spaces in the office wings would be used for offices, classrooms, rehearsal, and art studio spaces. Eventually, a 300-seat theater could be constructed in the central hangar space.

Building 41

This is a small structure that formerly served as a gas station. It would be appropriate for office use or storage in support of the Arts, Culture, and Community Center Area.

Building 138

This building provides the arched entryway to the Sand Point site. It is comprised of two stories on each side of the entryway with a connecting structure over the entrance. This building may be refurbished into a visitors center, a museum, or related office space.

Building 406

This a one-story structure was built in 1988 as a Navy brig. It would appropriately be converted to a community center that could combine programs for both senior citizens and children.

Building 222

Building 222 is a nondescript, wood-frame office structure of limited utility and is proposed for removal. It is in substantial disrepair and reuse is not feasible. An outdoor amphitheater of terraced lawn providing for a 400-500 seat outdoor performance space would be appropriate use of its space.

Building 223

Building 223 is a nondescript, wood-frame office structure. It is a relatively well maintained building that may be cost effectively renovated. It may be appropriately used for a day care facility or other similar use. Ultimately it may be desired to demolish Building 223 and integrate the space with surrounding open space area.

Access

Access to this area is provided through various public roads off Sand Point Way NE.

Parking

Occupants of the Arts, Culture, and Community Center Area will participate in the development of sitewide transportation management and parking plans. A large, well-landscaped parking lot for several hundred vehicles would occupy the existing parking area to the south and east of Building 41. This lot would serve not only the Arts, Culture, and Community Center activities, but other activities at the Sand Point site as well.

4. MAGNUSON PARK OPEN SPACE/RECREATION EXPANSION AREA

Summary:

Much of the south end of the Naval Base property will be added to Magnuson Park creating an improved park entrance at the intersection of NE 65th and Sand Point Way NE and providing additional sports fields and open space. Over the long term the former Navy recreation center would be developed as a new community center with gymnasium, theater, indoor swimming pool, and meeting spaces.

Principal Considerations:

- Expand recreational opportunities
- Enhance open space and natural areas
- Demonstrate environmental sensitivity
- Improve accessibility
- Reuse historic resources

A large area at the south end of the Navy Base, immediately adjacent the existing Magnuson Park can be readily added to the park. This area includes land in the existing entrance corridor to the Park from the intersection of NE 65th and Sand Point Way NE, the Navy's Commissary and Exchange area, the existing sports fields, and the recreation center in Building 47. Use of much of this area has been contemplated since the original "Sand Point Park" plan for

Magnuson Park was prepared in 1975. The Commissary area and removal of the buildings in that area will allow for a better roadway and separate bicycle/pedestrian access to the park, as well as allow the restoration of the former "Mud Lake" wetlands that existed until the Navy airfield was built in the 1930s. Acquisition and reuse of Building 345 in this area will also allow for a park maintenance facility to be developed consistent with the original park plan and as recommended in the Department of Parks and Recreation's 1993 COMPLAN.

Park Entrance/Circulation

At present, the entrance to Magnuson Park is via a narrow, half-mile long corridor through the southern part of the Navy property. There is some tree planting alongside the road only in the westerly end of the corridor, there is none in the easterly end along the edge of the Navy commissary facilities. There is also no sidewalk covering the full length of the entryway.

Widening of the roadway, separate bicycle and pedestrian pathways alongside the roadway (with some greater degree of horizontal separation from the roadway where desirable to follow the contours of the steep hillside into the park), and appropriate tree plantings and other landscaping improvements are proposed, consistent with the character of Magnuson Park.

Building 15 may be demolished to make way for open space improvements pending the resolution of its status as a historic structure. Existing fencing in the access corridor would be removed and new fencing installed only where necessary to separate park areas from adjacent uses. Additional pedestrian connections from Sand Point Way NE to Magnuson Park would encourage foot traffic and help integrate the Park with nearby neighborhoods.

Open Space and Wetlands

Removal of the former Commissary area facilities will allow for the restoration of the former wetlands, called Mud Lake, that existed there prior to the establishment of the Naval Base. Following the removal of structures and pavement, extensive grading and planting would be undertaken to create a complex ecosystem of wet meadows, scrub thickets, emergent vegetation and open water similar to that which previously existed. Runoff from the Navy Base to the west are routed to Lake Washington via a storm drain system, but could be intercepted and discharged into the wetlands system. The new wetlands would greatly improve Magnuson Park's value as a wildlife habitat area. These wetlands, coupled with perimeter pedestrian pathways and several well-placed viewpoints, will also increase the utility of the site for environmental education and recreational pursuits such as bird watching.

The only building in the commissary area proposed for retention is Building 345, a one-story utilitarian structure built in 1976 for use as a service station. With minimal remodeling the structure can serve as a park maintenance facility that would include office, lunch room and changing room spaces as well as storage for tractors and other

maintenance equipment. An adjacent service yard would be well-screened and appropriately landscaped to fit the park setting. Buildings 193, 228, 244, 301, 308, 340, 341, 342, and 344 would be demolished and surrounding pavements removed to create the wetlands and open space noted above. Existing fencing may be removed in order to integrate this area with the remainder of Magnuson Park.

Sports fields and Playgrounds

The existing sports field area includes two softball diamonds, an open field sport area for soccer and related sports, and nearby picnic and playground areas. Initially these facilities would be added to Magnuson Park in their present form, with little modification or repair. Outfield fences on one or both of the softball fields may be relocated to allow for their use for baseball. Areas adjacent to Building 244, a small storage structure that would be removed, could be improved to serve as additional sports field space, most likely for softball. Eventually, however, further improvements would be needed to meet the burgeoning demand for sports field facilities. A "cloverleaf" of four softball diamonds is recommended to be developed near the western edge of the Park.

Additional soccer fields may also be developed between the former Navy sports fields and the existing sports meadow at Magnuson Park.

Other development recommended in the sports field vicinity to blend the existing Magnuson Park with lands proposed for acquisition from the Navy includes a large unstructured open space, additional park restroom facilities, and a substantial play area for young children. Reuse of the existing roadway is proposed to provide access from the main park roadway to the new parking and related facilities. fencing that separates the Navy sports fields from the existing park would be removed.

Tennis Center

The Department of Parks and Recreation has noted in its COMPLAN the need for a tennis center in the north end of Seattle. The City would consider a location for the North Seattle Tennis Center to the east of Building 47, the Community Recreation Center. This would allow for joint use of the locker and restroom facilities in Building 47. To replace the ballfields that would be lost by building the Tennis Center in this location, the existing outdoor tennis courts in Magnuson Park would be converted to ballfields. A final decision on siting will need to consider access, compatibility, and how well the project would complement nearby facilities.

Community Recreation Center

Building 47 is the Navy's former recreation center. A large structure of over 50,000 square feet, it includes a double gymnasium, a five-lane swimming pool, a 650-seat theater, exercise rooms, locker rooms, a library, and a game room. With remodeling to provide for improved meeting rooms and to meet current accessibility requirements this facility could be readily converted to serve as a community recreation center. To

CHERYL CHOW- AMENDMENT LANGUAGE:

The Sand Point Development Management Plan
Insert on Page 13; Section 5. ; Residential Area

Section 1. No housing services will begin until a management lease agreement between the City of Seattle and the Sand Point Community Housing Association has been reviewed and adopted by the Seattle City Council.

Section 2. It is expected that the lease agreement between the City of Seattle and the Sand Point Community Housing Association shall set forth clear and concise accountability measures and mechanisms. Sand Point Community Housing Association shall establish a Housing Advisory Committee, comprised of not less than seven (7) members and not more than fifteen (15) members, with at least a majority of whom are residents of neighborhoods near Sand Point. The purpose of this committee shall be to advise the Sand Point Community Housing Association on matters of interest to neighboring communities including, but not limited to:

A. Establishment, monitoring of screening criteria and procedures
B. Review of management and operation plan
C. General supervision and security issues
D. General maintenance, fencing, and landscaping
E. Design and siting of new construction of family housing
F. Transportation and noise
G. Establishment of program audit criteria, and review of program audits

Section 3. After the first six months and annually thereafter, the Sand Point Community Housing Association shall conduct program audit that will be forwarded to the full Seattle City Council for review.

maximize utility of the theater space, it could be programmed to serve the arts, cultural and community facilities discussed above.

Access

As noted previously, the existing entrance to Magnuson Park would be improved and access would also be afforded to the park via the main entrance to the Naval Base property. This secondary access would provide direct access to the proposed Arts and Culture Center and a connection to the main park roadway in the vicinity of the new sports fields and playground area. Gates to restrict auto access to the interior areas of the park can be placed at the park entrance corridor and at the secondary access roadway. Such gates could be closed nightly to provide greater security in the Park.

Parking

Parking for the Magnuson Park expansion area will be planned for and provided in conjunction with parking needs for Magnuson Park and Sand Point. The Parks and Recreation Department and its tenants will participate in the development of sitewide transportation management and parking plans to address the parking needs associated with Building 47, the potential tennis center, and an outdoor amphitheater. Additional parking needs associated with the addition of this land to Magnuson Park will be met by shared parking arrangements and, if necessary, construction of new parking areas.

5. RESIDENTIAL AREA

Summary:

The Residential Area, located in the southwestern portion of the site includes a number of existing residential buildings which will be rehabilitated to provide up to 103 units of housing. New construction in this Area is proposed to provide up to 97 units of housing for homeless individuals and families. An unspecified number of units for family student housing may be constructed on approximately 2.25 acres of the residential area that will be owned by the University of Washington.

Principal Considerations:

- Provide housing for homeless and low-income persons and families
- Ensure cost-effectiveness and programmatic effectiveness of housing strategy
- Integrate residential area with existing neighborhood
- Maintain stability, security, and sense of community
- Promote social equity and cultural diversity
- Reuse historic buildings

Existing buildings in this Area are buildings 6, 26N, 26S, 224, 310, 330, 331, 332, 333, and 334. With the exception of buildings 6 and 310, these buildings were formerly used by the Navy for residential purposes. Buildings 6 and 310 will be demolished to provide space for new construction of housing.

The City will promote the development of housing that enhances safety, reduces social isolation, and creates a sense of community among residents. Development of this housing will be done so as to preserve the historic and neighborhood character of the site. On-site managers will be required for some housing development to ensure that services are provided to the residents and that the housing area is properly managed.

Buildings 26-N and 26-S

These buildings will be used for transitional housing for homeless families and related services.

Building 224

This building will initially be redeveloped for single-room-occupancy housing for homeless individuals. After ten years the use of this building and site will be reconsidered.

Buildings 330, 331 and 332

The former Senior Officer's quarters will be renovated for use as group homes for homeless and at-risk youth, as well as teen mothers with infants.

Buildings 333 and 334

Former Officer's quarters will be owned by the University of Washington and renovated for use as family student housing. If renovation is not feasible then they will be demolished to allow for construction of new family student housing.

New Construction

It may be necessary to construct several new buildings to meet the goal of providing up to 200 units of housing at Sand Point. It is anticipated that the construction of up to 97 units will be phased as funding comes available. Areas to be used for this new construction are identified below in order of priority.

1. Building 6 site. This building will be demolished and the site (including surrounding parking lots) used for developing new cost-effective, transitional family housing which promotes a sense of safety and community.

2. The parking lot north of building 26-N may be used for new housing construction. This parking lot will be maintained as parking and be available for shared parking with other Activity Areas until funding is obtained and construction of new housing begins.

3. Building 310 site. This building will be demolished and the site used for developing new cost-effective family housing which promotes a sense of safety and community.

University of Washington Student Family Housing

In addition to the Residential Area that the City has targeted for up to 200 units of housing, the University of Washington will develop the extreme southwestern area of the site to allow for future expansion of student family

housing currently situated south of N.E. 64th Street. The University has indicated that, although it has no immediate plans to redevelop the site, the long-term use for the property would be similar to the existing student family housing at Sand Point. The City will work with the University to ensure that any new construction by the University is compatible in scale and character with the adjacent neighborhood and accommodates the proposed improvements to the entrance to Magnuson Park. Should the University not gain ownership of this property for any reason the City will work towards acquiring it for open space and recreational purposes.

Access

Access to the Residential Area will be on public streets entering through the current main gate to the Naval Station off of Sand Point Way. The main street into the residential area will become a public street. Eventually access to the University of Washington housing area will be from its existing housing development off NE 64th Street.

Parking

The agencies that are expected to operate and maintain the housing area will participate in development of sitewide transportation management and parking plans. It is anticipated that parking for residents will be provided within the boundaries of the Residential Area.

6. FEDERAL INSTITUTIONAL USES

Summary:

The two existing federal neighbors at Sand Point (the National Oceanic and Atmospheric Administration and the National Biological Service) can be accommodated and better integrated into the Sand Point peninsula from a physical, social, and aesthetic perspective.

Principal Considerations:

- Ensure compatibility of use
- Design for visual integration
- Maintain public access to park and waterfront
- Ensure safety and security of people and property

Since federal agencies are not legally required to comply with City ordinances concerning land use or other activities, the City will continue to work with these federal neighbors to ensure the compatibility of activities on the Sand Point peninsula. Compatible activities include research or offices which have no adverse impact on noise levels or environmental quality at Sand Point, as well as storage uses which generate little traffic. Within the limits of agency security, public access should be maintained, especially shoreline and natural areas. The visual and physical coherence of the site should be enhanced by any neighboring federal uses. Should these federal agencies not gain ownership of this property for any reason the City will work towards acquiring it for open space and recreational purposes.

National Oceanic and Atmospheric Administration

The National Oceanographic and Atmospheric Administration, or NOAA, will take ownership of Building 27, a former hangar adjacent to the North Shore Recreation Area, and the ten acres surrounding it, including approximately 700 feet of waterfront. NOAA has stated its intention to use the building for large-scale storage of marine buoys, cable, and other nautical equipment, as well as some laboratory and office uses on a short-term basis.

National Biological Service

The National Biological Service will take ownership of approximately 4.8 acres, for which it currently has a long-term lease with the Navy. The continuing use is a laboratory and office facility for National Fisheries Research Center. This activity has not been incompatible with the existing Magnuson Park, although provision could be made to better integrate the site with the surrounding open space. The facility would require continued use of the roadway leading to the existing boat ramp at Magnuson Park.

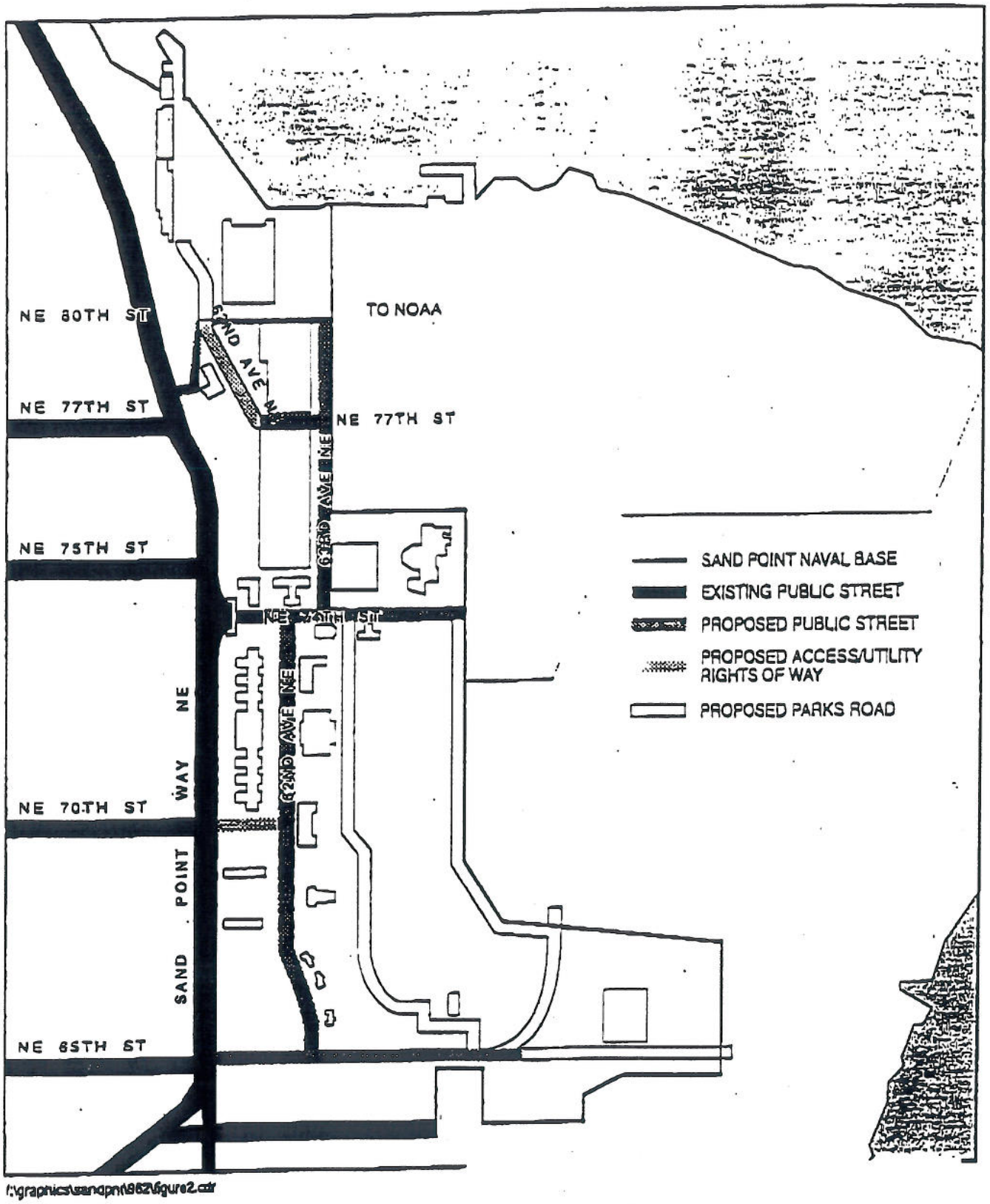
INFRASTRUCTURE DEVELOPMENT

Streets

Existing roadways are generally adequate for their current and intended uses. The road system must provide sufficient public access and be compatible with the surrounding community. Because of the public nature of the intended uses for Sand Point and the City's broader objective of reducing automobile dependence, special emphasis will be placed on access for bicycles, pedestrians, and transit. In addition, special access provisions will comply with the federal Americans with Disabilities Act.

To facilitate reintegration of Sand Point into the surrounding urban context and to maintain emergency access, a hierarchy has been developed for roadway designation consisting of public streets; public access/utility rights of way; Parks roads; and utility easements. Public streets will be owned and maintained by SED and open to all modes of travel per SED policies. Public access/utility rights-of- ways will appear as platted streets on the map but may not be developed for vehicular use or may only be developed as pedestrian or bicycle paths. Roads that will primarily be serving Park Department property will be Park Department roads and be subject to Park Department policies. Most other roads on the site will be considered analogous to private driveways serving the building occupants and residents. Figure 2 indicates the roadway system.

FIGURE 2
Proposed Roadways at Sand Point



f:\graphics\sandpnt\962\figure2.cdr

Public streets at Sand Point would consist of the following:

- 62nd Avenue NE /63rd Avenue NE (formerly Avenue "B") extending from the NOAA access road to NE 65th Street;
- NE 80th Street connecting 63rd Avenue NE to 61st Avenue NE between Building 2 and the NOAA entrance Road;
- NE 77th Street located between Building 2 and 5A;
- NE 74th Street, The Navy's main entrance;
- 61st Ave NE, a new entrance for the proposed North Shore Recreation Area.
- NE 65th Street from Sand Point Way NE to the National Biological Service's facility (east of which NE 65th becomes a Park Department Road.)

Public access/utility rights-of-way consist of the following:

- NE 70th Street between Sand Point Way and 62nd Avenue NE
- The connection between the NOAA underpass and NE 77th Street.

Park Roads at Sand Point would consist of the following:

- NE 65th Street east of the National Biological Service property;
- All roads on or primarily serving Park Department property.

Dedicated Street Use: Some portions of the proposed street network may be used exclusively by adjacent Activity Areas and building occupants who will maintain street use permits for these areas. For example, the street portion described below is a a dead-end and may appropriately be used for non-street activities.

- 63rd Avenue NE extending from the NOAA access road to the south wall of Building 2 and NE 80th Street between Building 2 and the NOAA entrance Road which may appropriately be used for access and parking related to Building 2.

A new entrance is needed for the North Shore Recreation Area and other potential adjacent uses. Currently, these areas can only be accessed through the NE 74th Street entrance and, given the nature of the types of vehicles anticipated at the North Shore Recreation Area (boat trailers) and the potential film studio use (trucks), a new entrance is appropriate to alleviate pressure on 74th street.

The new entrance would be developed off of Sand Point Way north of NE 77th Street and south of the NOAA access road. An "offset T" configuration has been preliminarily developed which appears to be cost effective, pedestrian-friendly, and have the fewest negative traffic impacts on NE 77th Street.

Site improvements: The Community Preferred Reuse Plan calls for new connections with the Burke-Gilman Trail and construction of a bicycle/pedestrian path to connect the North Shore Recreation Area with the other on-site park areas. The City will conduct further analysis and design work on these concepts and identify additional needs.

Sewer and Storm Drainage

There are two sewer systems at Sand Point. The first is a sanitary system comprised of gravity lines which supply a series of mechanically pumped lift stations which discharge into the City's main on Sand Point Way. The second is a gravity system of storm drains which discharge untreated stormwater into Lake Washington.

A recent sewer study indicate that the drainage and wastewater lines are in need of repair. Problems include damaged and substandard lines and lift stations.

Significant portions of the sewer main will need to be relined and substandard sewer pipe will need to be replaced before the Utility assumes control of the system. Other important work includes replacement of lift station hatches and substandard manhole openings, investigation and replacement of portions of the pressure system, and upgrades to the lift stations.

Water Distribution

The Navy's existing water system serving Sand Point consists of old, mostly unlined cast iron pipe with lead joints. The fire hydrants are in need of upgrading and water quality cross connection issues exist. Leaks and system failures are common and there may be unknown connections with adjoining water systems. In addition, horizontal separation of water, sewer and storm sewer lines is substandard and vertical separations are unknown.

A new water distribution system will need to be designed and installed to Seattle Water Department standards for ownership and operation by the Water Department. The current system would be abandoned and a new system would be installed within the new public right-of-way to meet current Seattle Water and Seattle Fire Department standards. This system would consist of a new 8 to 12 inch mains extending from North Shore Recreation Area to the Residential Area. Service to individual buildings would be provided through new service connections and meters or submeters.

Electrical Distribution

The Navy's underground electrical system at Sand Point was functional for previous uses but is dated and is thought not to meet the City's current safety codes. As a result, much of the Navy's system may be replaced with one designed to current standards. City Light will then accept ownership and maintenance responsibilities for the electric distribution system on the site.

Heating Systems

The Navy operated a central boiler plant which supplies steam to each building on the base through an extensive system of underground steam lines. Steam is also used on a year-round basis to produce domestic hot water in all but a few of the buildings. In the winter months, steam supplies radiators in most buildings and serves as the heat source for forced hot air or hydronic systems in some buildings.

For economic and management reasons as well as for increased energy

efficiency, individual gas-fired boilers in each building would be superior to the central steam plant.

Individual Heating Systems
Responsibility for heat will shift from a central function to individual building owners and occupants. Depending on HVAC needs, code requirements, funding and other considerations, building owners could choose their own heating solution. In some buildings, this could be a simple as connecting leased boilers to the existing heating system, while others might opt for purchasing entire new HVAC systems.

Natural Gas

Washington Natural Gas currently provides service to the central steam plant and Building 26. The Utility will be able to supply natural gas service to meet the needs of reuse as early as the 1996/1997 heating season. This will be accomplished by installing new gas mains in Sand Point street rights-of-way.

Telecommunications

Telephone service to the base is provided by US West. The Navy owned and operated all system components on the base itself. The Utility will assume control of most of the existing system as the property is redeveloped except for system components serving City of Seattle departments which will be served by DAS.

Most of the underground cable plant is old but functional; it is expected that much of it will have to be replaced sometime within the next 10 years. Due to the age and condition of the conduit system, some of which has apparently collapsed, replacement of cable may require trenching and installation of new conduit first.

Cable Television

Viacom Cablevision has franchise rights to northeast Seattle where the base is located. Viacom currently provides service to residential structures on the base and would be expected to increase service as warranted by future demand. The overall trunk and distribution is considered to be in good condition but cable lines on base are currently at capacity possibly requiring trenching and installation of new conduit as needed.

Site Management

Sand Point will be managed initially by the Office of Sand Point Operations (OSPO) within the Office of Management and Planning. OSPO and its Director will have responsibility for managing Sand Point according to the parameters of this plan. OSPO will coordinate the activities of the Department of Parks and Recreation, the Department of Housing and Human Services, other City departments, and agencies and organizations intending to locate at Sand Point, and interested citizen groups. A plan for the long-term management of the property will be developed in conjunction with all stakeholders and the Sand Point Advisory Committee by the fourth quarter of 1998.

OSPO will be responsible for the development of:

- Construction management plan that will, at a minimum, address phasing, activity scheduling, noise and transportation impacts.
- Site Design Guidelines that will guide how the physical aspects of the site will be developed including, among other things street furniture, lighting, and on-site traffic flows.
- Historic Resources Plan that will be developed in conjunction with the Navy and the State Historic Preservation Office.
- Parking Plan that will define parking resources and allow for limited dedicated parking for building tenants, priority for high occupant vehicles, and sharing among day and night, and weekday and weekend needs.
- Transportation Management Plan that will develop methods for minimizing the impacts of traffic and may include new bus shelters, priority parking for high occupancy vehicles, improvements to bike and pedestrian facilities, etc.
- Long term Management Plan that will outline how the site will be managed after ownership is officially transferred to the City and initial development and planning is completed.

Sand Point Advisory Committee

The Sand Point Advisory Committee will provide a forum for the agencies who will provide programs and services at Sand Point, the City, the neighboring community and the larger City community to discuss and advise the City on development and programmatic matters relating to Sand Point and to provide input on potential future amendments to this Plan. SPAC will hold meetings open to the public on a regular basis. SPAC may from time-to-time establish sub-committees or task forces consisting of SPAC members plus additional community representatives as appropriate to advise on special matters such as housing or educational activities.

SPAC will include two representatives appointed by the Sand Point Community Liaison Committee, one representative designated by the Director of DHHS, one representative designated by the Superintendent of Parks and Recreation, one representative from the University of Washington, one representative from the Sand Point Arts and Cultural Exchange, one representative designated by the Board of the Sand Point Community Housing Association, two representatives selected by the potential Sand Point tenants not otherwise represented, one representative appointed by the Mayor, and one representative appointed by the City Council President. SPAC will elect a chair from its members. SPAC will be staffed by OSPO. Operating

procedures for SPAC will be developed by SPAC itself.

- SPAC will advise the City on the development of the long term management plan, transportation management and parking plans, design guidelines, other plans as necessary, and provide a forum for review, comment, and advice on future changes to this plan. This committee will assist in the development and provide review of management and operating plans and codes of conduct as developed by tenants on the site. This committee may also address sitewide issues such as security, event scheduling, landscaping, and general maintenance.

pdmp597a.doc