

# Sand Point Building 9

## Office of Housing

## Access Easement

Affordable Housing, Neighborhoods, and Finance Committee  
March 15, 2017

# Sand Point Building 9 History



- Following closure of the Sand Point Naval Air Station in the late 1990s, the University of Washington received Sand Point's Building 9, among others.
- Building 9 was built between 1929 and 1938; used for naval barracks and administration.
- Following transfer to the UW, it sat vacant for 20 years.
- A major State appropriation slated the building for redevelopment as affordable housing and other public facilities.

# Sand Point Building 9

## Rehabilitation

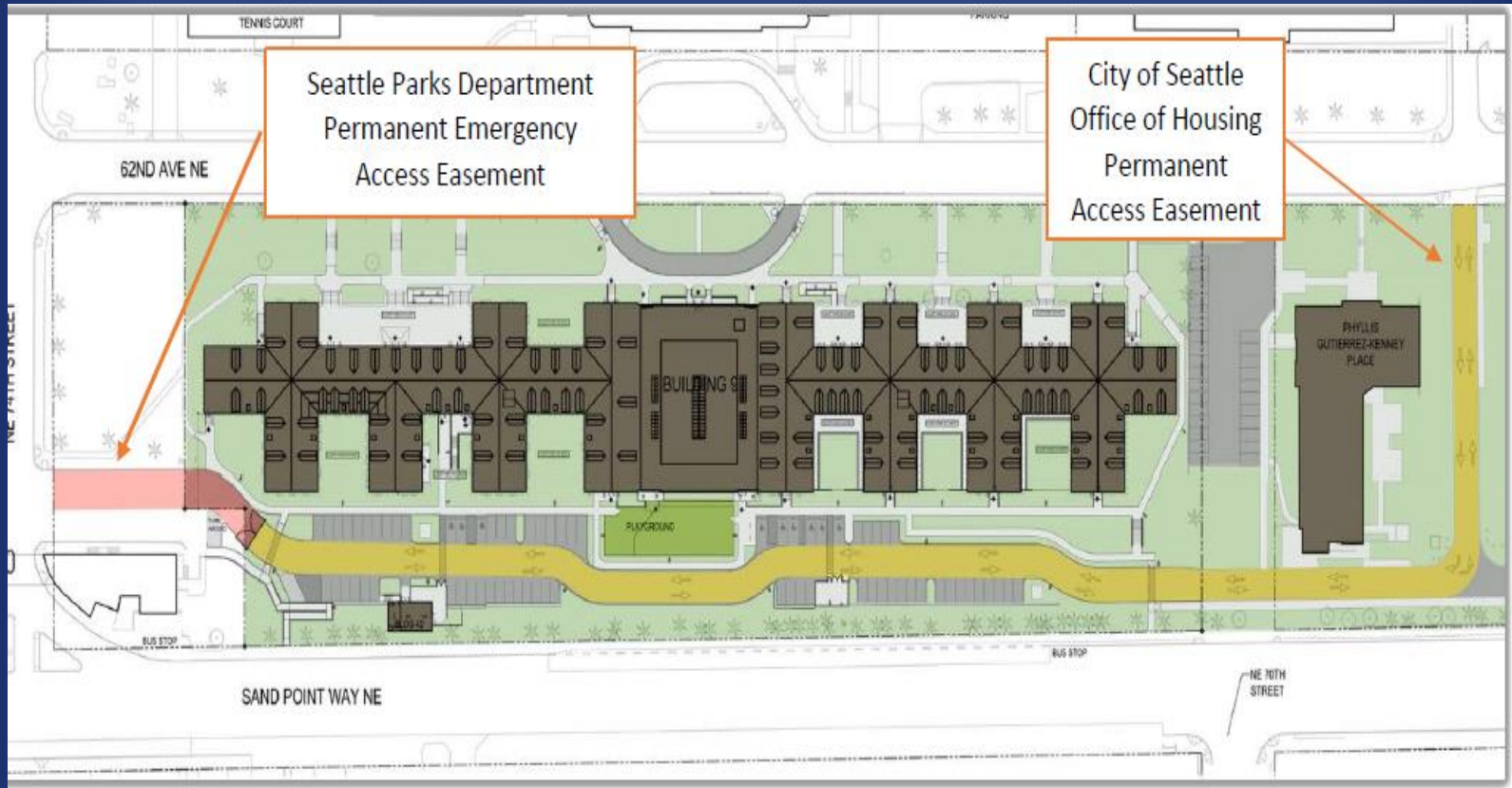
- Disposition: In 2014, Mercy Housing NW won the State issued a RFP for the redevelopment of Building 9.
- Adaptive Reuse: The vacant barracks will become
  - 148 units of affordable housing
  - early learning center
  - health care clinic
- Financing: Mercy has been successful in securing all necessary financing for the project including:
  - \$12M from OH
  - \$12.2M from the State
  - \$2M from HSD (child care)
- Schedule: Project will commence construction in June, 2017.

# Sand Point Building 9

## Access Easement

- Redevelopment for residential use requires several easements:
  - a temporary construction easement across OH owned property, currently an existing driveway (OH – south)
  - a permanent access easement (OH – south)
  - a permanent emergency access easement (Parks – north)

N



S

# Sand Point Building 9

## Access Easement, continued

- Property subject to the proposed OH easement is presently a paved driveway; no change of use.
- Mercy will share maintenance expense for existing driveway with Solid Ground.
- Improvements allow traffic to flow away from the main gate more efficiently through the park, reducing congestion.
- Construction and access easements are a prerequisite to completing project financing.

# Questions?

