

# BUILDING 2

## COMMUNITY VISIONING CHARRETTE 2015

### WARREN G. MAGNUSON PARK

What is the Future of Magnuson Park's Most Historic Building?

- BUILDING 2 -

**Warren G. Magnuson Park**

Saturday, June 6, 2015, 1 - 5 PM

*Tour the building*

*Meet experts and explore development possibilities*

*Learn about this historic asset and share your perspectives*

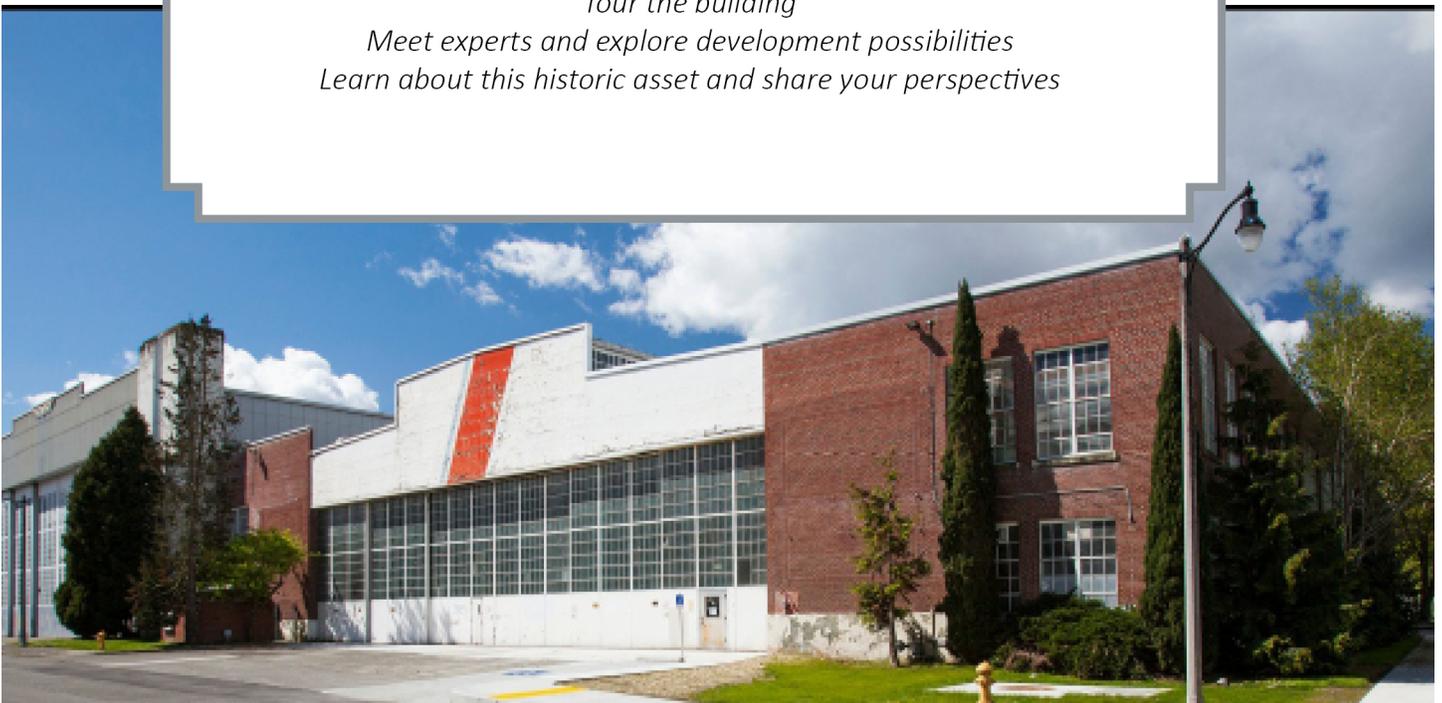


photo © Spike Mafford

BUILDING 2 “COMMUNITY VISIONING CHARRETTE”

JUNE 6, 2015, 1-5 PM

WARREN G. MAGNUSON PARK

Hosted by Magnuson Park Advisory Committee (MPAC)

Organized by Julianna Ross, Consultant to Magnuson Park and Secretary, MPAC

**Speakers:**

Cheryl Fraser, Director, Regional Parks, Seattle Parks and Recreation

Loren Hill, Chair, Magnuson Park Advisory Committee

Kevin Bergsrud, Senior Planning and Development Specialist

**Volunteer Facilitators, Finance Topic:**

Brian Judd, Manager, Magnuson Park

Chandra Hampson, Community Volunteer

**Volunteer Facilitators, Programming and Collaborative Partnerships Topic:**

Ed Bronsdon, Vice Chair, Magnuson Park Advisory Committee

Jordan Royer, Community Volunteer

**Other Volunteers:**

Peter Fuerbringer (tour guide)

Christopher Gasper (registration)

JoAnn Gunter (tour guide)

Spike Mafford (photography)

Kevin Volkmann (note taking)

Pete Zimmerman (registration)

**Attendees (76): Superintendent Jesús Aguirre, Tom Ansart, Kristina Bammert, Kim Bateman, Julie Bergen, Brooke Best, Richard Best, Maureen Brain, Paul Brandl, Rachel Brooks, Nancy Change, Bill Chao, Amy Coloma, Camryn Coloma, Connor Coloma, Wil Coloma, Jennifer Conry, Faith Cook, Karin Cook, Rob Cook, Laura Corvi, Pamela Derry, David Doxtater, Lisa Dutton, Joe Max Emminger, Timothy Fenlason, Lynn Ferguson, Arden Forrey, Gabrielle Gerhard, **Councilmember Jean Godden**, Jeff Grashin, Kristen Haberthur, Gabe Hajiani, Willa Halperin, Walt Halperin, Flip Herndon, Bob Hickey, Loren Hill, Timm Hines, Dianne Hofbeck, Donna James, Marlen Kaiser, **Rep. Phyllis Gutierrez Kenney**, Diana Kincaid, Max Krause, Amy Lillard, Spike Mafford, Frank Martin, Addie Michaelsen, Mike Millay, Captain Ron Miller, Collin Natterstad, Mike Ness, Dom Nguyen, Brian Norman, Katie Oman, Jerry Osborn, **Lt. Governor Brad Owen, Rep. Gerry Pollet**, Peggy Printz, Tovo Rovainen, Gary Schatz, James Schatz, Greg Scully, Kelly Snyder, Don Starkweather, Lorrie Starkweather, Andrew Thornhill, Margaret Thouless, Wendy Truitt, Frank Video, Neale Weaver, Lisa White, John Wick, Dan Youmans, Andrea Zenger, Pete Zimmerman**

Building 2  
Warren G. Magnuson Park, Seattle  
June 6, 2015, 1 – 5 PM  
Community Visioning Charrette  
hosted by Magnuson Park Advisory Committee

AGENDA

**Charrette Objective:** Involve the most interested community stakeholders in learning about and providing input on reuse of Building 2. Capture community opinions, knowledge and insights, and provide the opportunity for new partnerships and collaborations to take root. Begin the process of openly sharing information between interested citizens, user groups, and Seattle Parks (building manager) and potential organizations/developers which would renovate the building and operate programs (long-term partners).

- 1:00 PM: Attendees meet on east side of Building 2 and check in. Welcoming remarks and tour.
  
- 2:10 PM: Attendees arrive through lobby of Brig and out to the amphitheater. Welcoming remarks, tabletop presentations by potential developers and other information including 4Culture, CitySide Lacrosse Academy, Friends of Naval Air Station Sand Point, Next Step Archery, Seattle Office of Arts and Culture, Seattle Office of Film and Music and Skate Like a Girl.
  
- 2:40 PM: Attendees move to their designated rooms to discuss one of two topics. Room #1 is Finance. Room #2 is Uses and Collaborative Partnerships.
  
- 3:10 PM: Room switch; second topic.
  
- 3:50 PM: Reporting out. What did you say? What did we learn?
  
- 4:30 PM: Closing remarks, explanation of next steps.



BUILDING 2  
BIG BUILDING, BIG CHALLENGES, BIG OPPORTUNITIES

Why a charrette?

More often known as a workshop, this event was called a charrette in keeping with two previous events, one in 2001 and the other in 2013. The term “charrette” is derived from the French word for “little cart.” In Paris during the 19th century, professors at the Ecole de Beaux Arts circulated with little carts to collect final drawings from their students. Students would jump on the “charrette” to put finishing touches on their presentation minutes before the deadline.

Due to the number of registered attendees (400), this particular event changed into more of a public meeting, in which stakeholders became aware of challenges and possible solutions.

The following statement was shared with presenters of the day with the intent of fostering a spirit of collaboration rather than competition: “A successful visioning charrette achieves a shared vision and helps to defuse potential confrontational attitudes between different community stakeholders by providing a common understanding of issues, opportunities and challenges. This process is also extremely useful for identifying potential threats that could arise later in the project. A charrette can also help the project teams understand the steps required to arrive at a shared vision.”

## COMMUNITY OUTREACH

This event was originally conceived to involve as diverse a cross-section of the community as possible. The event invitation was sent to MPAC members to distribute and was posted on the MPAC Facebook page. It was also sent to each presenter to use in promotions. Sand Point Arts and Cultural Exchange, Friends of Naval Air Station Sand Point and Next Step Archery are a few organizations known to have distributed the invitation to their lists.

The consultant opted to have attendees register through free online ticketing services for the ability to give registrants driving and parking directions as well as notify of any venue changes based on attendance levels or weather. Originally planned to take place in the Officers Club with a maximum occupancy of 150, the immediate and enthusiastic response seemed to necessitate moving to a larger facility. Without being able to contact registrants, detailed information about what to expect from the building tour, and directions to multiple locations and venue changes could not have been communicated as efficiently.



In addition to the email invitation, a press release was sent and the following outlets are known to have promoted:

Seattle Department of Neighborhoods blog • Magnuson Park newsletter • Next Step Archery website • Seattle Office of Film and Music Facebook page • Wedgwood Community Council website • 4Culture blog Daily Journal of Commerce • NW Film Forum blog • Hewitt Architecture website • skyscrapercity.com Northeast District “News You Can Use” e-news • Sand Point Arts and Cultural Exchange website Greenlake Community Council website • Seattle Parks and Recreation e-news (Parkways) Washington State Department of Archaeology and Historic Preservation blog Seattle Department of Neighborhoods Historic Preservation blog

After the tour of Building 2, participants gathered in the outdoor amphitheater behind the Brig, where they were able to learn more about the plans of the "Magnuson Park Center for Excellence," and also how Seattle's film industry would use the building.



Chris Swenson, Deb Twersky and Matthew Richter ready to answer questions about public cultural funding, the film industry and the dearth of cultural spaces in Northeast Seattle.



Bill Chao of Next Step Archery and Lt. Governor Brad Owens showcase their proposal for an Olympics scale sports facility.

Several independent private and non-profit finance professionals were invited to present including Union Bank, Washington Community Reinvestment Association, Beneficial State Bank, HomeStreet and the community development departments of Wells Fargo and Chase. Unfortunately, none were able to attend but are now on the contact list for future Building 2 development meetings.

Unfortunately, none were able to attend but are now on the contact list for future Building 2 development meetings.

To facilitate learning, attendees were encouraged to complete a multiple choice game card to win a basket of items and experiences donated by Magnuson Park organizations. Many thanks to Cascade Bicycle Club, artist Cheryl Brown, Magnuson Community Center, Waldorf High School, Outdoors for All, Sand Point Arts and Cultural Exchange, Sail Sand Point, Thistle Theatre, Seattle Musical Theatre, Tennis Center Sand Point, GreenStage and the Mountaineers for their generous contributions!



Captain Ron Miller, one of the last Commanding Officers of Naval Air Station Sand Point, enjoying the day.



## Finance Topic (10 minutes each topic x 2 groups)

Thank you to volunteer notetaker Kevin Volkmann

Question 1:

**What is the Parks Department's or the City's role in insuring public use and ownership of Building 2?  
What are the consequences or benefits of public investment?**

Highlights of community input:

- People will look to the City for an overview and standards for appropriate use of public resources in the building.  
Assuring access to the public is a key role for the City.  
Broad public use with a lot of diversity should be a City goal.  
The City role is the long-term stewardship of the park, making sure that the building is there in 50 years and maintained.
- Any investment needs to be sustainable for the long-term.  
Parks & Recreation has budget constraints and private investment should be solicited.  
The restoration of the building will be a major expense. Private investment and revenue streams should be sought as uses. Large organizations with resource should be sought, whether they involve culture or sports.  
Proposals for uses of the building will be more elitist due to the large expense of rehabilitating the build. The public interest is seeing that the building is maintained.
- Seeing the park as a whole in a long-term comprehensive plan is a role for the City. The City should maintain a vision for how the park is to be used that includes smaller scale activities.
- The City role is to designate uses instead of users.  
The City should maintain event spaces, large recreational spaces, and workshops that encourage a type of activity without regard to who might use it.



Question 2:

**How do you feel about the use of public funding (local, state, federal)? What do you expect as a return from that funding?**

Audience question: Can you fill us in on current government funding?

Parks: Anything is possible. There is no City funding budget now, but this could change with advocacy.

- Revenue-neutral structure should be a goal for private investment. Given a private fee structure, there should be scholarships available to allow greater access.  
Private funding is important. Nothing will happen without private capital involvement.  
Nonprofit versus corporate uses are preferred. Access is a key issue.  
Revenues are required for this project. Fees to the public must be levied to pay for the facilities.

Finance Topic, continued...

Question 3:

**What role should this building play in contributing economically to the Parks Department?**

- The City has been criticized for seeking revenues. Buildings should only have to support themselves and not have to support other park facilities. Lessees should not be expected to contribute to the general park infrastructure.

The use should create a larger regional visitor draw.

Use as a sound-stage only is not appropriate due to large public demand for indoor sports space.

Taxes should not support park buildings for private business.



### **Programs and Collaborative Partnerships Topic (10 minutes each topic x 2 groups)**

No volunteer notetaker available

Question 1:

**What uses of this building would best complement what is currently available in the park? What's missing in the park? What is there too much of?**

Highlights of community input:

- Young people need access to indoor space for recreation.  
There is some lacrosse in the park already. We need archery and lacrosse.  
Lots of different uses for other sports too.  
Swimming pool
- Parks Dept. needs to reaffirm commitment to arts/cultural uses; the original footprint is shrinking.  
As the biggest building, would be good to take advantage of arts and performance.  
Performing arts – the unique architecture presents a good opportunity.  
Recreation and arts are complementary.
- There are already lots of opportunities for youth recreation in the park.  
This is the only building big enough to house an airplane.  
How do we integrate these ideas?

Question 2:

**Are the proposed uses flexible enough to work with other uses? Some uses may be unable to raise the required capital or may not be able to sustain themselves over time. What happens if this occurs?**

- Archery is flexible and can have its equipment cleared.  
Archery supporters are trying to get other uses, provide community access.  
Build flexibility into design – sports can be flexible.
- Are there uses for Seattle Public Schools like a pool or other educational uses?  
Could use building to make connection between schools and art?  
NE Seattle has a lack of pools.

## Programs and Collaborative Partnerships, continued...

- What is Magnuson Park plan?  
Need certain dates to be determined for public use.  
Define building by use rather than tenant.

### Question 3:

#### **How do potential uses impact traffic, circulation, pedestrian access?**

- Speed bumps, NOAA road opened, bike access needed.  
Park needs wayfinding  
Access for people of all abilities
- Artists work all hours, do not create traffic.  
Archery classes happen in evenings, 5:30pm – 9:00pm



## CONCLUSION:

The day ended on time a little after 4:30 with many participants expressing positive feelings that the day was a good use of their time and enabled them to learn about alternative ideas and the existing community of Magnuson Park stakeholders. 29% of attendees participated in a post-event survey of which 82% indicated the event was extremely or very well organized.

A little over 72% felt the information presented during the day was either extremely or quite useful. Over 60% felt extremely or quite comfortable asking questions throughout the day, though 27% were only moderately comfortable and 9% were not comfortable asking questions. 63% felt all or most of the event's objectives were met, while 37% felt only half or fewer of the objectives were met.

Well over 60% expressed a strong interest in attending and participating in future community events regarding Building 2.

For many, the day held an uncomfortable sense of competition between arts and athletic interests. This is illustrated by two comments gleaned from the post-event survey:

“The presenters appeared to be biased on what they would want done with the property and tended to push personal agendas with regards to arts and culture.”

“I did not see ANY “objectives” for the event, other than the obvious objective of the Archery interests in taking over the project! This was supposed to be community input, asking what the “community” would like to have in the building. I was really upset by this obvious attempt by the Archery interests to control how the building would be used.”

Much criticism was given to the registration process, which the consultant attributes to not achieving stakeholder buy-in on the objectives of the day. Many potential attendees saw the registration as a chance to voice their support for one project over another without intending to actually participate in the community meeting.

However, the registration system worked very well in giving clear directions about the multiple locations involved in the event, along with parking directions, and was an effective way of addressing the wayfinding confusion so prevalent within Magnuson Park. If registration is used in the future for community events like this, there should be better norms established with the presenters/stakeholders so nobody feels the need to register unnecessarily to show their support for any one project.

The consultant makes the following recommendations:

- 1.) Seattle Parks and Recreation should take a leadership role with Building 2 and facilitate a path for potential developers to make progress, while honoring the community's 2012 strategic plan for the park. This may involve deadlines, funding commitments and programmer contracts.
- 2.) Use feedback from this event to design productive future meetings and accommodate a variety of stakeholders.
- 3.) Assist any and all potential developers by keeping the building maintained in a condition suitable for occasional tours.
- 4.) To secure the park's future low-power FM community radio station and enable its ability to broadcast terrestrially (especially important in emergency situations), Seattle Parks and Recreation should take necessary steps to ensure the right to install a pole and antenna on the building in perpetuity no matter who the developer.
- 5.) Define and require historical signage or markers for all future development of the park's historical properties.



## APPENDIX

Press release

Tour guide notes

Tour maps

Building 2 history and context

Questionnaire (game card)

Unfiltered session notes

Post-event survey results

2013 charrette report

What is the Future of Magnuson Park's Most Historic Building?  
\$30 million Project Seeks Community Input on Uses and Funding

For Immediate Release  
May 29, 2015

Contact: Julianna Ross, Magnuson Park Advisory Committee  
206.245.5457

Seattle, Wa. - On Saturday, June 6, from 1pm – 5pm, the community is invited to take part in a visioning charrette regarding development of the park's most historically significant building, Building 2. The day begins with a rare 40-minute tour of the building. From there, attendees will go to the Officers Club in the newly renovated Building 30 down the street to view current plans and gather information pertinent to the building's redevelopment which is sure to take a complex mix of partners and funding. The public's thoughts will be recorded throughout the breakout sessions of the day and used to inform Seattle Parks and Recreation's support for the building's development.

Representatives will be on hand from the Seattle Office of Arts and Culture, the Seattle Office of Film and Music and Next Step Archery (as part of their larger project, Magnuson Park Center for Excellence). The film industry has long had an interest in using the building as a sound stage, while the Magnuson Park Center for Excellence is hoping to turn the building into a sports complex featuring archery, lacrosse and other athletic uses. In addition to potential developers, information will be available regarding possible funding mechanisms and historical building facts placing it in context within the park and its many master plans.

Originally constructed in 1929, the building is comprised of two airplane hangars and many office and studio areas throughout its 144,000 square feet.

Attendees are asked to register for the event at <https://www.eventbrite.com/e/building-2-magnuson-park> and come prepared to learn, contribute ideas and problem solve around the many aspects of the project. This event is hosted by the Magnuson Park Advisory Committee (MPAC).

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## Building 2 Workshop Tour Script June 6, 2015

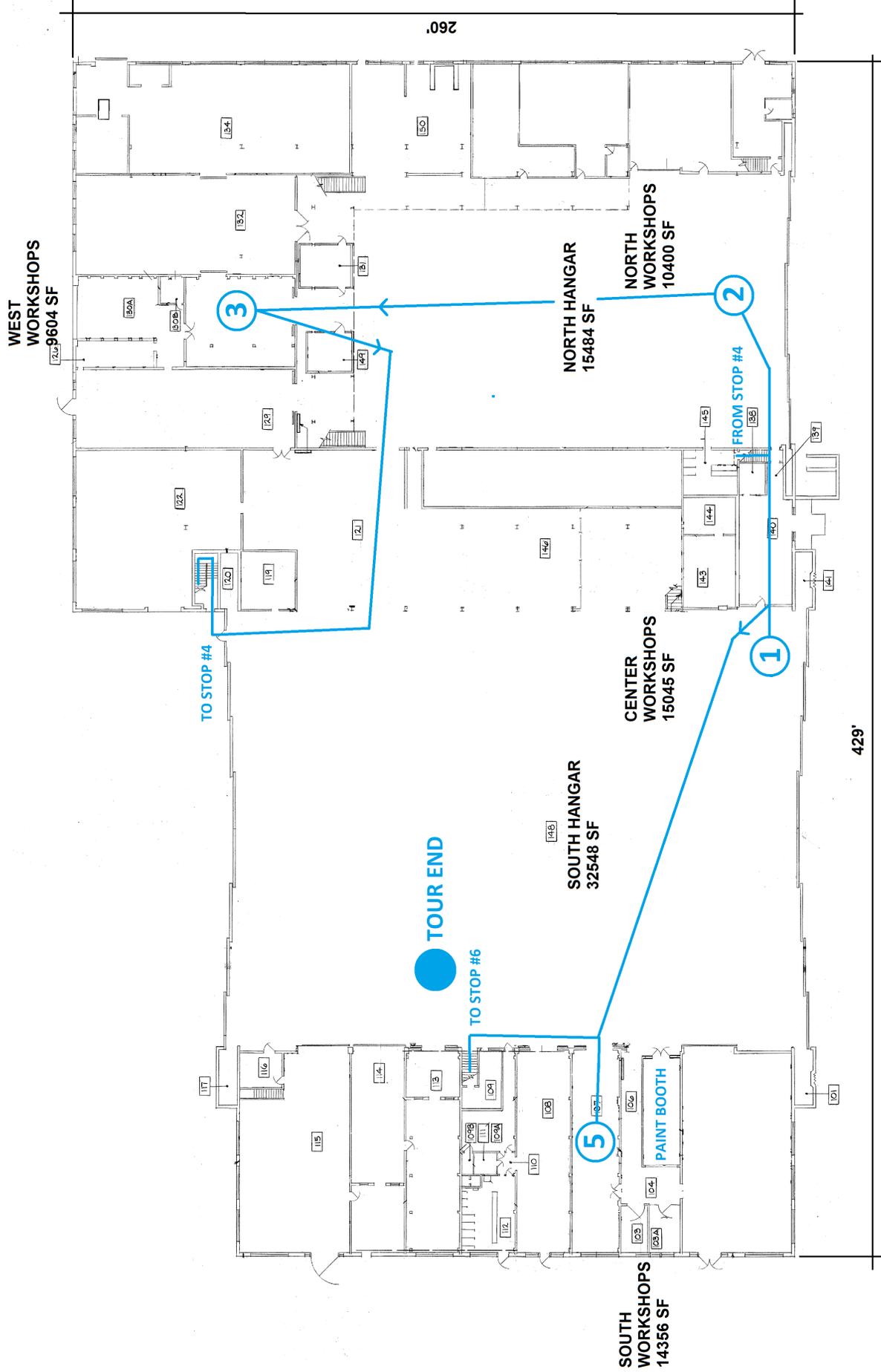
- | Stop | Location                  | Details   |
|------|---------------------------|---|
| 1    | Center Building East Side | Welcome to Building 2, known during most of the Navy era as the "A&R Hangar". This stood for "Assembly & Repair" and was where major aircraft repairs were made, from rebuilding wings to cleaning engines and replating metal parts.<br>Building 2 contains approximately 144,200 SF. Over four phases the building was constructed and enlarged from 1929 to 1941. Phase 1 included the North Hangar and offices. Phase 4 included the South Hangar and South Workshops. Notice the Art Deco emblem over the south hangar doors.  |
| 2    | South Hangar SE Corner    | The South Hangar measures approximately 190 FT by 160 FT, containing approximately 32,500 SF. There is 45 FT clear space from finished floor to bottom of truss.<br>Building 2 existed as the "A&R Hangar" until 1951-53 when its functions were closed and transferred to Naval Air Station (NAS) Alameda. From the 1950s until the 1990s, the Navy used the hangar for various functions and even rented portions to other federal agencies. In the mid-1980s the North Hangar and Center Offices were renovated and used as a Coast Guard Reserve facility.  |
| 3    | North Hangar NE Corner    | Now let's walk to the North Hangar. This was the original hangar and one of the first Navy buildings constructed on the base in 1929. Phase 2 construction included a north wing office extension and west wing workshops. The North Hangar measures approximately 100 FT by 160 FT, containing approximately 15,500 SF. There is 24 FT clear space from finished floor to bottom of truss.<br>Most of the North Wing currently houses the Seattle Parks' training program, Seattle Conservation Corps. Offices and classrooms occupy the 2nd floor while material and equipment storage occupies the 1st floor. In 2014 Seattle Parks invested approximately \$1.2 million to reroof the North Wing. Relative to future building redevelopment it has not been fully determined if the SCC must remain. If they were to be displaced, finding them a new location would be required.                             |
| 4    | West Workshops            | As we walk to the West Workshops note the south wall. This was the original exterior wall of the hangar and is likely unreinforced masonry, an item which would require seismic strengthening (a.k.a. seismic upgrades). The West Workshops consist of two floors. The 1st floor contained painting, dope, plating and engine repair shops while 2nd floor contained instrument shops during World War II. Where we are standing now at one time was open to the 2nd floor as part of the parachute shop.   |
| 5    | Center Offices            | We will now be heading to a stairway leading to the 2nd floor. During a rehearsal yesterday we realized that there were too many trip hazards on the floors and so will not be touring this area. This area contained the first aircraft instrument repair shop. Markings on the walls and floor sections that are missing demonstrate the work that the Naval Facilities (NAVFAC) Command has completed to remove radium paint residues. In 2009, during historic preservation review for Building 27/Arena Sports renovations a "Radium Room" was discovered on a floor plan. During follow up research another instrument repair room was found in the Center section of Building 2. In 2006 NAVFAC began work to identify all radiological traces in and around Buildings 2 and 27. From 2012 to May 2015 NAVFAC managed contractors to remove all materials showing higher than background radiation levels. |

(Walking east through an open area and towards a second stairwell) Towards the end of military use, this area contained offices for the Coast Guard Reserve. During removal of radium, NAVFAC contractors removed carpeting, walls, etc. in order to reach contaminated areas. Note the divided light windows on the north side of this space. If these were renovated there would be additional daylight and views into the North Hangar. We are now heading downstairs and to the last stop on our tour, the South Workshops.

Stop	Location	Details
6	South Workshops 1st Floor	The South Workshops were the last sections constructed in Building 2. These initially contained additional paint shops. (point to large bay at east end) This bay contains a large paint booth. We will be entering the bay next to it so that you can see the high level of daylighting. Now we will head back out to the main hangar and then to the 2nd floor.

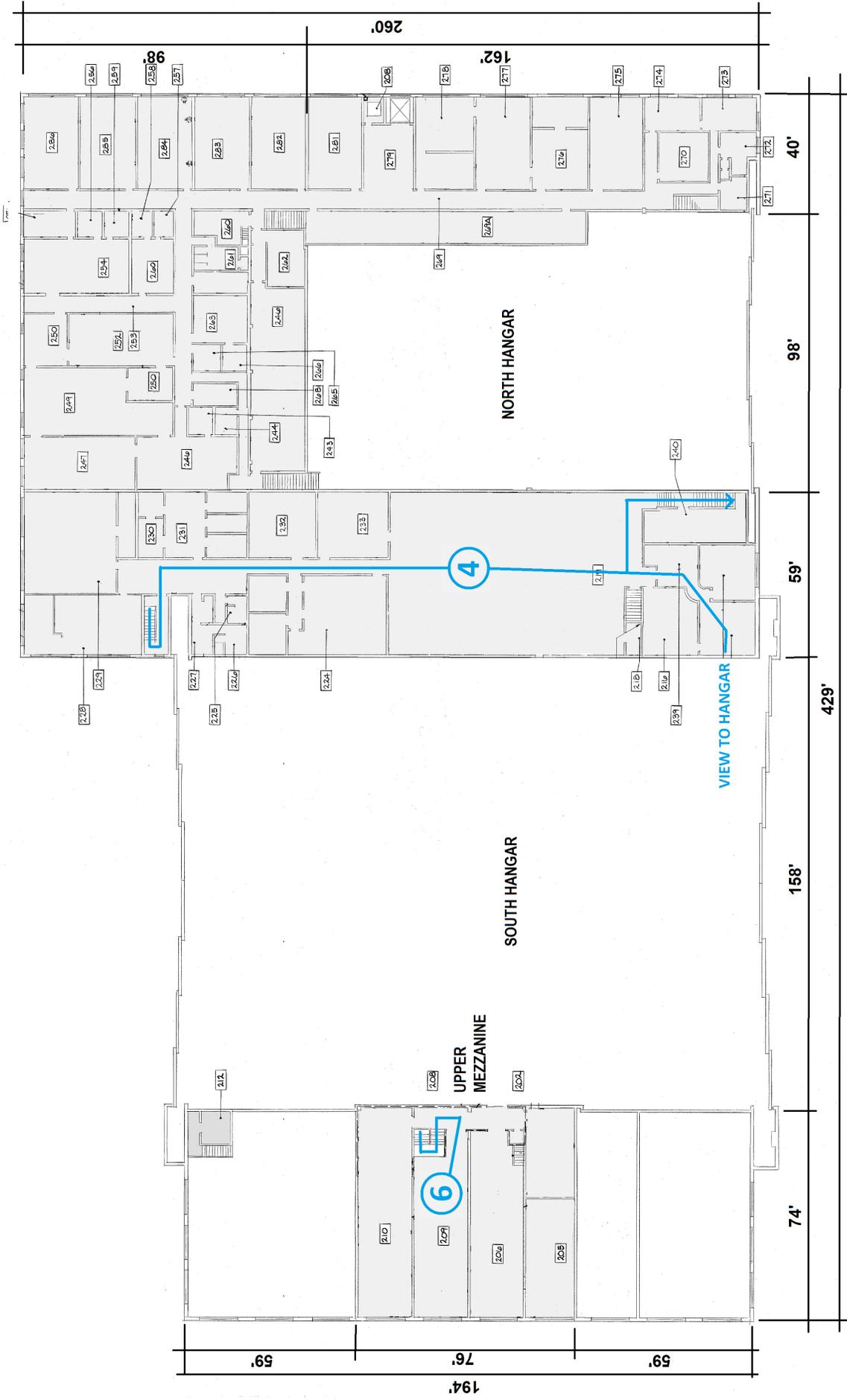
7	South Workshops 2nd Floor	The second floor was only developed in four of the seven bays. Actually over the west bays there are large ducts and air handling systems to vent the paint shop and other shops. While we are here note that some of the walls are constructed with non-reinforced clay block. These are the blocks with striations on the surface. These blocks are notoriously brittle. Also note the post beam framework constructed for the mezzanine areas. These are not fully connected to the floor and would likely require structural ties and/or bracing to meet current seismic and building codes. Now let's head down to the main hangar where we will conclude today's tour. At that point I can answer any additional questions you may have.
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8	South Hangar Outside Hangar Doors	This is the last stop on today's tour. We are standing about mid point on the parcel which includes Building 2. During the Navy era many more repair buildings were located here but were demolished prior to conveying to the city. Currently the Seattle Conservation Corps uses the majority of this area for material storage and fleet parking. An adjacent parcel to the northwest contains the former base steam plant, Building 12. Redevelopment of Building 2 may include this areas for parking or other accessory uses. Thanks again for spending a good part of your Saturday with us out at Magnuson Park.
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**BUILDING 2**  
**7727 63RD AVE NE**  
**GROUND FLOOR**

SOUTH WORKSHOPS	14356 SF
SOUTH HANGAR	32548 SF
CENTER WORKSHOPS	15045 SF
NORTH HANGAR	15484 SF
WEST WORKSHOPS	9604 SF
NORTH WORKSHOPS	10400 SF
<b>TOTAL</b>	<b>97437 SF</b>



**MEZZANINE FLOOR PLAN**  
**ROUGH DIMENSIONS**

NORTH HANGAR MEZZANINE	36049 SF
SOUTH HANGAR MEZZANINE	5792 SF
<b>TOTAL</b>	<b>41841 SF</b>



# Building 2 Charrette

## What is Warren G. Magnuson Park?

- **Six Property Owners on Sand Point Peninsula:**

  - Seattle Parks & Recreation (309 ac.)

  - National Oceanic & Atmospheric Administration – Western Regional Center (90 ac.)

  - Solid Ground – Seattle Office of Housing (15 ac.)

  - University of Washington (7 ac.)

  - US Geological Survey – Western Fisheries Research Center (5 ac.)

  - Washington State Department of Commerce (5 ac.)

- **City's Second Largest Park – 309 Acres**

- **33 Parks-Owned Buildings Contain More Than 570,000 SF**

- **\$60 Million Plus Invested by City Since Early 1990s**

- **\$30 Million Plus Invested by Public-Private Partnerships:**

  - The Mountaineers Headquarters (2008)

  - Arena Sports & Magnuson Athletic Club (2010)

  - Tennis Center Sand Point (2013)

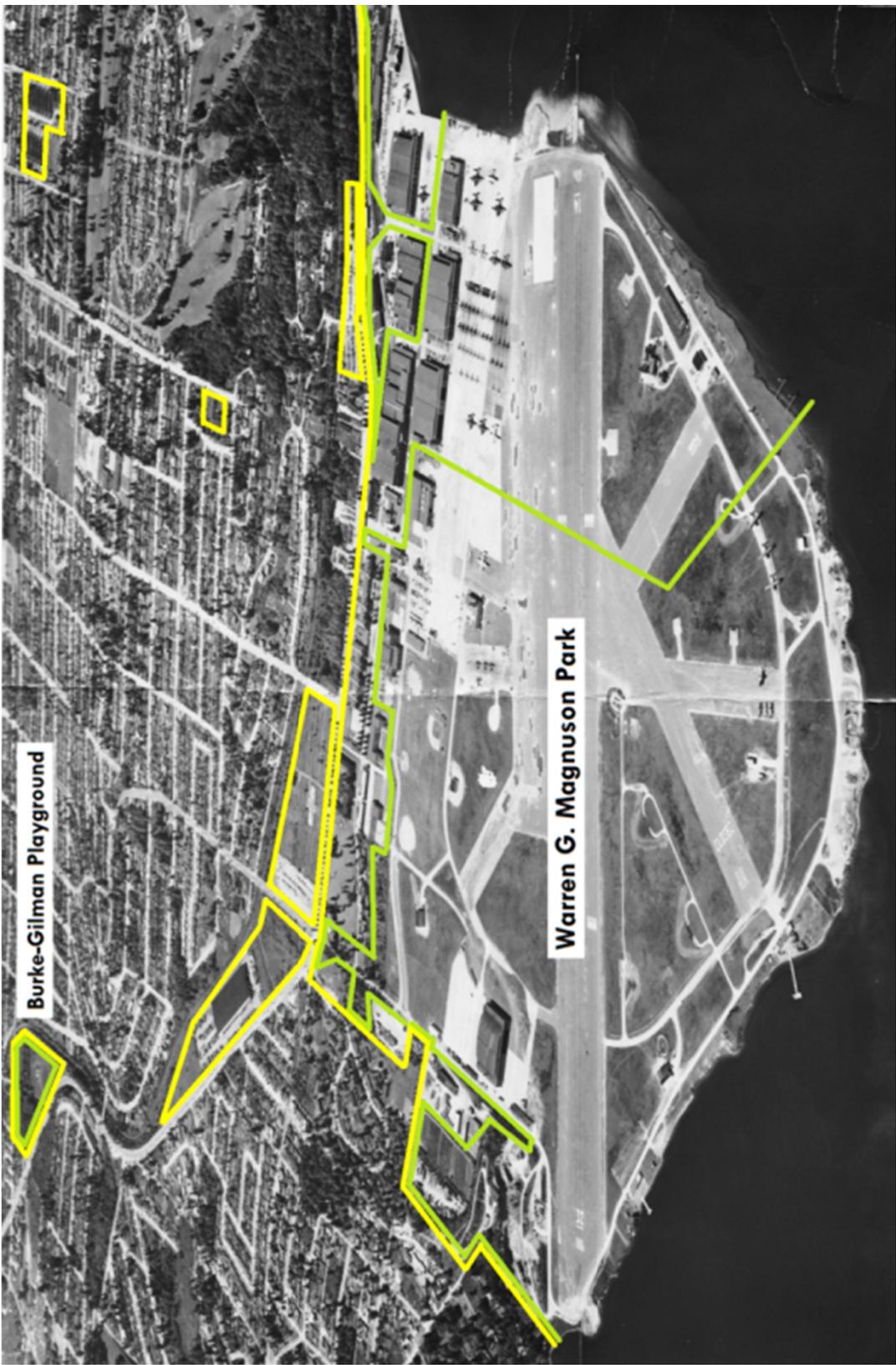
  - Cascade Bicycle Club (2014)

  - Waldorf High School (2014)

## Magnuson Park Advisory Committee



**Introduction**  
**Development Timeline 1950s – 1960s**



## **Base Closure & Reuse**

### ***How Did the City Obtain NAS Seattle?***

#### **Base Realignment & Closure Commission (BRAC)**

- Five BRACs Since 1980s , determined worldwide closure, realignment, movement
- Most BRAC plans focus on Economic Development Conveyances (EDC), replace lost military/civilian employment and create employment centers
- EDCs allow local governments to sell properties for commercial, industrial, residential uses, retain revenue generating components to fund reuse projects

#### **NPS Federal Lands to Parks Program (FLTP)**

- More than 80 military sites conveyed to local governments
- Single building & small acreage conveyances most successful (armories, transmitter sites), NAS Seattle one of largest conveyances including historic district
- Other Sites: Hamilton Landing, Novato, CA; Great Park, Orange County, CA; Tustin Legacy, Tustin, CA



## Planning Processes

### Planning Framework (1997-2012)

#### 14 Plans Developed with Community Involvement - Four Key Plans Guide Reuse

- *Community Preferred Reuse Plan (1993)* – Defined five land use areas, potential building reuse (Building 2 – Film Studio), site circulation.
- *Sand Point Physical Development Master Plan (1997)* – Augmented Sand Point Amendments in Seattle Comprehensive Plan. Defined six land use areas, potential building reuse (Building 2 – Recreation Indoor Sports, or Film Studio & Multi Media Center).
- *Magnuson Concept Plan (1999)* – Unite Magnuson Park, Sand Point Historic District, NOAA-WRC, identified potential building reuse (Building 2 – Arts & Recreation).
- *Magnuson Park Strategic Development Master Plan (2012)* – Community intensive planning effort, prioritizes capital improvements, major maintenance, desired programs. Programming Priorities: 1) Expand environmental education opportunities to all ages. 2) Increase arts programming and events including music, theater, etc. 3) Expand senior programming and dedicate space. 4) Increase partnerships with non-profit & private organizations, ensure all providers coordinate programming. 5) Establish Restaurants/Food Services.

#### Three Historic Preservation Districts Include Campus & Park

- Sand Point Historic District (1997), Naval Air Station Seattle National Register of Historic Places District (2010), Sand Point Naval Air Station Landmarks Preservation District (2011)
- 53 Contributing Buildings & Structures, 91 Acres
- *Building 2 Historic Features*: Rolling metal framed hangar doors; steel-framed divided light, doors and windows
  - North Hangar west façade; sculpted emblem above South Hangar rolling doors; overhead beam extending from North Hangar, west façade; volume in North Hangar (24' floor to truss) & South Hangar (45' floor to truss)

## Questions for game card

### Learn to Win A Summer Full of Fun from Magnuson Park!

Find the correct answers to the following questions by visiting each table presentation. Turn your completed form in before joining the break-out sessions at 2:40 and you'll be entered to win a fantastic basket of goodies donated by Magnuson Park organizations, including a free registration for the Seattle to Portland Bicycle Ride, a set of art notecards, free tickets to Seattle Musical Theatre, free boat rental, racquetball and more!

Need not be present to win.

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1.) In a survey of safety of 20 major sports, which sport came in 4th?

- Hockey
- Fishing
- Tennis
- Archery

2.) In 2014, what college sport drew 80,000 fans to its final four weekend?

- Video gaming
- Volleyball
- Lacrosse
- Football

3.) How many kids will Skate Like a Girl teach for free this summer in Seattle?

- 250
- 500
- 1,250

4.) What notable event/s took place here when the park was Naval Air Station Sand Point? (check all that apply)

- Lindbergh landed here in 1927
- First flight around the world began and ended here in 1924
- Mess hall won first prize for its delicious food
- Underground tunnels were used by bootleggers during prohibition

5.) Check the four sources of public funding available for special arts/preservation building projects:

- City of Seattle
- 4Culture
- ArtsFund
- Washington State
- Historic Preservation tax credits

6.) There are 31 cultural spaces in the same zip code as the park (98115). How many are east of 35th Ave. NE?

- 17
- 3
- 6

7.) According to Americans for the Arts, how large is the Arts & Culture sector of the Seattle economy?

- \$12 million
- \$60 million
- \$450 million

8.) Since 2007, how many local film productions jobs have been created through Washington State Film Incentive Program?

- 7,000
- 14,000
- 22,000

9.) What film was partly shot in Building 2 in 2002?

- Spider-man
- Stephen King's mini-series Rose Red
- 28 Days Later

## IDEAS, THOUGHTS & Q's

- Q.1 - People will look to city for appropriate use & protocol for use of bldg.
- If used as "attraction", City of Seattle would have role in funding
  - Any investment needs to be supportable long term
  - Broad public use, should be busy all the time - fully utilized, should be accessible
  - Broad use requires necessary infrastructure lower, smaller scale use (cultural) or focused use might be better
  - Need to address security for those using
  - What is a greater cultural use: vision rather than subdivided

- Q.2
- ## FINANCE
- long term view for access/use complementary to rest of park
  - Who - not the "what" assign use by "what" not "who"
  - Private investment from community/business necessary to meet financial need organizations too ("large chunks of cash")
  - Opportunity to act now & use short term rather than wait for long term plan
  - Cost of renovation is great which can be seen as barrier or opportunity.
  - Look for ex. 3 different uses to divide up financial burden

**FINANCE**

Q.2 - Need all the funding we can get

- City level NO \$ allocated for bldg. 2 currently - advocacy could change that
- Revenue Neutral structure - make "scholarships" available
- Find ways to lease to force people's hand to do something about fire & other safe use issues
- w/ historic overlay guidelines are about how developed not how used

Forms of revenue permitted: some for profit business uses  
More freedom on II but still advocate for public use

thousands of local guidelines historic tax credits available on #2

**Finance**

Q.2 - Issue of cost associated w/ leases for those that have huge cultural benefit but can't afford market restrictive rates (on #2)

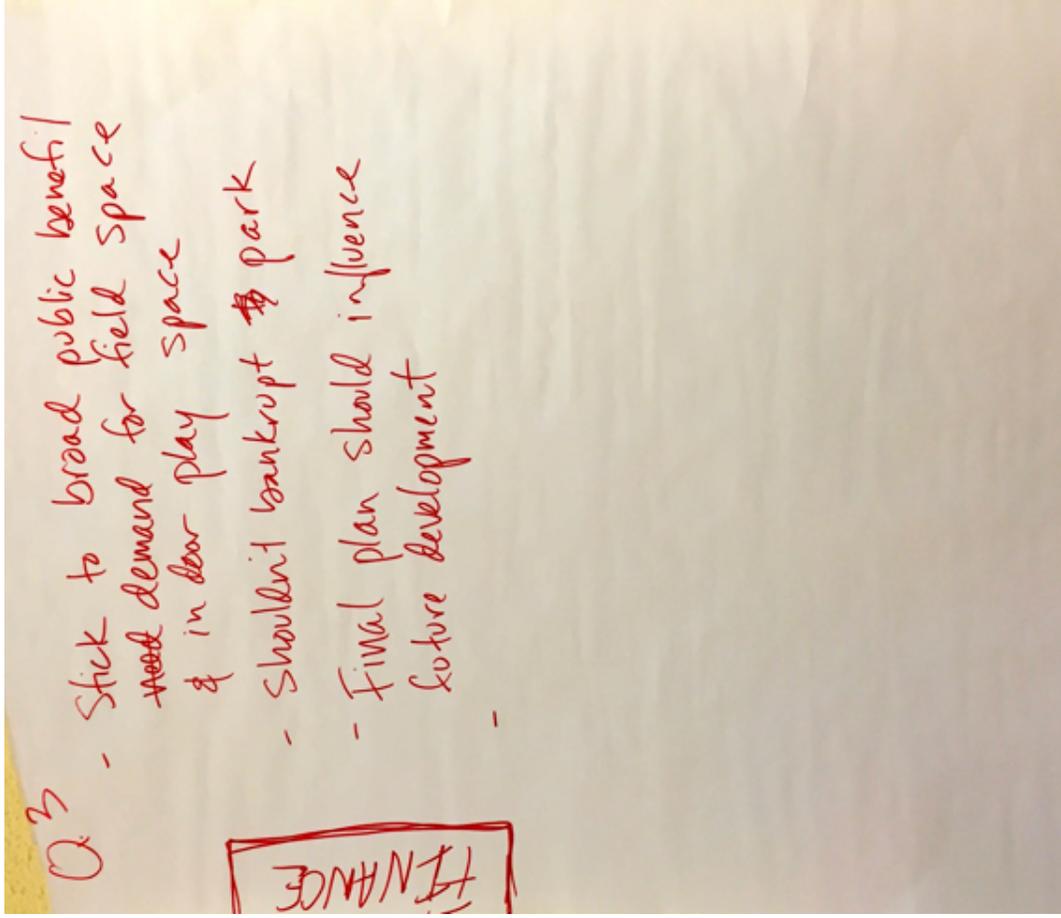
- Covenant requires "park specific use" including Arts, museum etc,
- Deed restrictive covenant could be lifted but it's very difficult.
- Film production is profitable could rent as sound stage & could be sustaining

Q.3

- Jobs for residents
- Park headquarters
- Bring Regional draw to bring in
- Shorter term rentals
- Sound stage

Building 2  
Warren G. Magnuson Park, Seattle June 6, 2015

Community Visioning Charrette - Chandra's Notes, Group 1 (cont.)



Q.1 - Leases provide public benefit by interacting w/ community & provide revenue

- broaden demographic of those communities (archery) that would come to park

- Archery would bring income international

- access - not locked but visitors center where people can ex. get maps, bathrooms etc (historic ct?)

- facilities are free or low-cost access - it's what distinguishes us from private recreation

- Where do funds come from for free to public options?

- Is there an issue with parking?

FINANCE

Q.1

- No clear parking plan - only 300 spaces but not reserved - open to public

- Impact on parking hasn't been studied since as turf fields put in.

- City's role to provide wide array of recreation activities

- How important is it to have public use imbedded?

- Bldg 11 has section available for use

- City's responsibility to balance and maintain & consistent for master plan

- Doesn't seem like city has \$ to finance

Private investment is what is being sought

FINANCE

Building 2  
Warren G. Magnuson Park, Seattle June 6, 2015

Community Visioning Charrette - Chandra's Notes, Group 2 (cont.)

Q. 2 - Private funding is very important/  
crucial as city is not going to  
contribute.

- Non-profit use would still give  
flexibility, access as well as public  
benefit versus commercial  
enterprise.

- Voters of Seattle just created  
a Parks district ~~there was~~ to  
Public investment must be a major  
part of this on behalf of city  
and new levy

- Concern that we would be underwriting  
a small constituency or what is  
effectively a business

- No scenario where private companies  
come in without public benefit

FINANCE

- Concerning that one group is  
over-represented, sign-ups were closed  
and ~~some~~ other groups were not  
necessarily able to be represented

- Should be an assumption that fees  
will be ~~totally~~ charged to use facility

- there will be lease negotiated  
will need to be a public/private  
partnership

Q. 3

- Draws other people to the park  
so they use

- Sound stage: generates \$ for park

- Seattle parks criticized for seeking  
revenues for infrastructure <sup>development</sup> after levy  
what can be contributed ongoing but  
not ~~the~~ development of bldg.

FINANCE

FINANCE

Q.3 - P-patch used for youth to grow & sell healthy for

- Tournaments bring people that would 'buy' goods (food)
- Generating revenues for parks should not be the goal. Needs to be maintained and fixed up for benefit of that. Public should be used along with tax credits for private/public partnership.
- Is it bringing bldg up to code considered a "contribution"? (Yes)
- Grand level use not most effective use of space - should be part of discussion  
What's the most efficient use of space?

Q.3 - Whatever goes in there has to preserve the "volume" of the space -

- Character of space too? Depends on source of funding. Whether State, City (limited to external) federal (maintain character inside as well)
- Arena did get federal historic tax credit - landmark district limits colors, was not in place at the time
- City had to apply for former Navy property & describe how different parcels would be used  
Examine conveyance documents.

## BLDG. 2 QUESTION 1 WHAT USES BEST COMPLEMENT USES IN THE PARK?

- ARCHERY & LACROSSE  
SOME LACROSSE HERE
- PUBLIC ART CREATE SPACE  
FOR PUBLIC
- SWIMMING POOL?
- REAFFIRM COMMITMENT  
TO ART/STUDIO SPACE  
FOOTPRINT IS SHRINKING

## BLDG. 2 - QUESTION 1

- PERFORMING ARTS - UNIQUE  
ARCHITECTURE GOOD OPPORTUNITY
- JOB TRAINING?
- ONLY BLDG BIG ENOUGH FOR AIRPLANE
- HISTORIC RE. USE PLAN: BLDG. 2 - MAJOR  
INDOOR REC. FACILITY REQUIRED
- HOW DO WE INTEGRATE THESE IDEAS?

## BLDG. 2 - QUESTION 2

ARE USES PROPOSED FLEXIBLE ENOUGH TO ACCOMMODATE OTHER USES?

- ARCHITECTURE IS FLEXIBLE + CAN BE CLEARLY.
- USES FOR SEA PUBLIC SCHOOLS?  
POOLS?, EDUCATIONAL USES?
- NEED CERTAIN DATES CALENDARED FOR PUBLIC USES.
- ARCHITECTURE SUPPORTERS TRYING TO GET OTHER USES, COMMUNITY ACCESS, ETC.
- YOUTH SKATEBOARDING, SKATE SCHOOLS
- NAT'L ARCHITECTURE IN-SCHOOL PROGRAM
- NE SEA HAS GAP IN POOLS.  
CONNECTION OF SCHOOLS + ARTS.  
ARTIST STUDIOS IN BLDG.?

## BLDG. 2 - QUESTIONS

HOW DO POTENTIAL USES IMPACT TRAFFIC, CIRCULATION, ETC.?

- SPEED BUMPS NEEDED?
- NOAA OPENING GATE?
- BLDG 9 CREATE MORE TRAFFIC ISSUES WHEN 17 IS DEVELOPED.
- BIKE ACCESS
- NO ONE HERE AT NIGHT.  
ARTISTS WORK ALL HOURS - CAN WORK WHEN TRAFFIC IS LIGHT
- ARCHITECTURE CLASSES - 5:30 - 9 PM
- WAYFINDING IN PARK

GROUP 2  
BLDG 2 - QUESTION 1  
WHAT USES BEST COMPLEMENT OTHER USES IN PARK?

- NAVY BART: PARK SHOULD HAVE A PLANE BLDG 2 - PART USED FOR PLANE + MUSEUM.
- RECREATIONAL OR ARTS ARE BOTH COMPLEMENTARY
- PLANE/MUSEUM COULD BE COMPLEMENTARY TO REGION - MUSEUM OF FLIGHT.
- YOUNG PEOPLE HAVE ACCESS TO INDOOR SPACE FOR RECREATION.
- DULWICH TRIBE PART OF HISTORY IN PARK. OLIMPIANS?
- YOUTH EDUCATION + SPORTS. (ALL AGES) BICYCLE EDUCATION
- LOTS OF KIDS REC. OPPORTUNITIES IN PARK
- BLDG 2 IS BIGGEST - TAKE ADVANTAGE w/ ARTS + PERFORMANCE
- NEED BIGGER SPACE FOR CLASSROOM FOR ARTS. OTHER CLUBS TOO. 20-25 STUDENTS

BLDG 2 - QUESTION 1  
• BREAK UP SPACE IN NEW WAYS  
• LOTS OF DIFFERENT USES. BLDG 2 FOR OTHER SPORTS TOO

BLDG 2 - QUESTION 2 FLEXIBLE USES

- MAKE PARKS PLAN - ?
- RECREATIONAL HABITAT, ARTS, CULTURE, HOUSING
- WORKSHOPS, POTTERY, GLASS BLOWING. LOTS OF DIFF USES INCLUDING SPORTS
- BUILD FLEXIBILITY INTO DESIGN - SPORTS FIELDS CAN BE FLEXIBLE
- DESIGN BLDG BY USE RATHER THAN RENTERS?
- VARIOUS USES HAVE DIFF CODE REQUIREMENTS.
- CODES - CAN RENOVATION COULD ACCOMMODATE ALL

BLDG. 2 - QUESTION 3  
HOW DO ANY POTENTIAL USES AFFECT TRAFFIC? - SEASONALITY + TIME OF DAY -

- 7,200 OCCUPANTS - 31K CARLS ADDED  
NEED TRANSIT LINK W/ BLD. 2.
- METRO PROPOSING MORE TRANSIT ON SAND POINT WAY
- TRANSIT STOP IN THE PARK?
- LIGHT RAIL CONNECTIONS?
- NEED SPOT TO IMPROVE STREETS IN PARK FOR TRANSIT.
- OPEN NOAA ENTRANCE?
- IDENTIFY PARKING - WAYFINDING.
- ACCESS FOR PEOPLE OF ALL ABILITIES.

Building 2 Community Visioning Charrette  
 Post-event survey results (Survey Monkey)

2. 2. How organized was the event?

Answer Options	Response Percent	Response Count
Extremely organized	27.3%	6
Very organized	54.5%	12
Somewhat organized	9.1%	2
Slightly organized	9.1%	2
Not at all organized	0.0%	0
answered question	22	22
skipped question	0	0

3. 3. Prior to the event, how much of the information that you needed did you get?

Answer Options	Response Percent	Response Count
All of the information	22.7%	5
Most of the information	40.9%	9
Some of the information	13.6%	3
A little of the information	22.7%	5
None of the information	0.0%	0

4. 4. How useful was the information presented at this event?

Answer Options	Response Percent	Response Count
Extremely useful	18.2%	4
Quite useful	54.5%	12
Moderately useful	13.6%	3
Slightly useful	9.1%	2
Not at all useful	4.5%	1
answered question	22	22
skipped question	0	0

5. 5. How comfortable did you feel asking questions at this event?

Answer Options	Response Percent	Response Count
Extremely comfortable	31.8%	7
Quite comfortable	31.8%	7
Moderately comfortable	27.3%	6
Slightly comfortable	0.0%	0
Not at all comfortable	9.1%	2
answered question	22	22
skipped question	0	0

6. 6. In what city do you live? 6. 6. In what city do you live? 6. 6. In what city do you live?

Answer Options	Answer Options	Response Count
answered question	22	22
skipped question	0	0

7. 7. How many of the objectives of the event were met?

Answer Options	Response Percent	Response Count
All of them	10.5%	2
Most of them	52.6%	10
About half of them	10.5%	2
Some of them	15.8%	3
None of them	10.5%	2
answered question	19	19
skipped question	3	3

8. 8. How much of the information presented at this event was new to you?

Answer Options	Response Percent	Response Count
All of it	4.5%	1
Most of it	36.4%	8
About half of it	27.3%	6
Some of it	27.3%	6
None of it	4.5%	1
answered question	22	22
skipped question	0	0

9. 9. How likely are you to attend other community meetings regarding this project?

Answer Options	Response Percent	Response Count
Very likely	63.6%	14
Somewhat likely	22.7%	5
Not likely	13.6%	3
Other (please specify)	1	1
answered question	22	22
skipped question	0	0

**Building 2 Charrette January 26, 2013**  
**Hosted by: Magnuson Park Advisory Committee**

Panelists: John Koppe, Koppe Wagoner Architects  
Deb Twersky, 4Culture  
Meredith Wirsching, Clark Design Group  
Eugenia Woo, Historic Seattle

Parks staff: Kevin Bergsrud, Isabel Hamilton

**Q&A Summary following building tour:**

**What is your first impression of this building/project potential?**

**John:** Big building, lots of money, may want to consider forming a Public Development Authority to manage because it will require multiple uses/partners but needs one central deciding force. Money will drive it. This is probably a \$20 million project. There could be bonds. Also talk to the National Development Association.

**Meredith:** Would probably be a private developer like with Arena Sports in Building 27. They are able to use historic tax credits which are an important part of the financing piece, equal to about 20% of the development costs. Building 27 was simple compared to 2. Building 2 has Unreinforced Masonry (URM), which is a big part of the building and the cost.

**John:** You could put smaller spaces inside the larger spaces. All that glass – you can't keep that and meet energy code.

**Deb:** The cost seems overwhelming. To ask for funding, there needs to be a use driving it. Maybe Parks could convey the property to a PDA to facilitate because this will require so many partners and have shared uses - it will need to be coordinated. This is tricky, but not impossible.

**John:** Any developer investing that much money will want control.

**Does the \$20 million to renovate the building include the haz mat remediation?**

*No, but the Navy is taking care of a lot of that (Building is closed indefinitely while Navy remediates).*

**How competitive are the dollars available from 4Culture?**

**Deb:** There is \$10 - \$12 million for buildings in arts and heritage categories per year. \$1 mill is usually the largest award but groups can come back again. This will need someone directing the cobbling together of partners. That's the only way stuff like this happens, when public benefit is an important part.

**What are current ongoing costs of maintaining Building 2 the way it is? How much money does the Parks Department need to have the building generate for maintenance?**

**Isabel:** Do not know, will find out. Answer forthcoming from Parks.

**What about utilities to the building?**

**Kevin:** Good news, there is money to upgrade the Park's WWII era electrical and utilities to Building 2 will be there, just needs to be connected.

### **What about parking requirements?**

That could be an issue. Arena Sports fills its lots on the weekends. Parking is one thing that makes storage an appealing option for building use because it doesn't create a problem in that regard.

### **Can you put solar panels on these hangars and generate some money?**

Yes.

### **Could Hangar 2 be mothballed or demolished?**

**Meredith:** It is a contributing building and you'd be hard pressed to make a successful case for demolition unless the building was shown to be completely structurally unsound. Yes, it could be mothballed, but the same costs apply when it comes out of mothball status. Seismic, fire sprinklers, ADA plus a ton of improvements need to be made.

### **What about demolishing the building?**

**Meredith:** That has high costs of its own.

**John:** Mothballing also costs money. What budget does Parks have for mothballing the building?

**Kevin:** No Parks budget, but the building envelope needs to be protected. We're looking at repairing the roof in one section (NW part) – that alone is \$1.2 million, comprising about 15% of the roof area. There is a high cost to mothball.

**Meredith:** Vandalism is still a concern. It's much better to have the building in use than mothballed in that regard.

**John:** Need to deal with moisture inside.

### **Could a group develop just one part of the building?**

**Meredith:** You'd trigger upgrades to the whole building per DPD.

**John:** How many buildings is this really? 2? 5?

**Meredith:** Any connection between the 2 would have to be fire safety rated.

**John:** Could use some short-term leases to get some revenue, like storage, until a better use is found. If Parks fixes the entire roof or mothballs, where does the money come from?

**Meredith:** You. (Seattle tax payers)

### **Can interior be gutted? Seattle Public Schools has \$10 mill slated to build a new school at Thornton Creek. They could spend that money here instead if it were possible to have a school.**

**Deb:** We are hearing from a lot of youth groups needing arts/cultural/educational space. Seattle Youth Symphony, Seattle Public Schools, Broadway Bound are all in need of space. These groups recognize that parents like Magnuson Park because of all the organizations on campus, they can pick up and drop off, it's considered safe. That would trigger a lot of codes, with the kids and parking issues.

### **Coalition? What does a PDA do? How do we form one?**

**Eugenia:** You can create a new PDA just for this building, or the district. Or you can use an existing PDA if your missions are aligned. The unreinforced masonry is an issue being addressed by the city right now - I'm on the committee. The city needs to address its URM – hospitals, fire stations, they are on the priority list. Lower

urgency buildings will take a lower priority on the list. Also, the time frame is problematic. Lots of different issues need addressing at different times which can't always take place in the order they should.

**Julianna:** MPAC has had preliminary meetings with Councilmember Sally Bagshaw and the attorney, Gerry Johnson, who has managed the legal side of most of Seattle's PDAs, including the aquarium, the zoo, the market, etc.

**Aaron:** Does DPD have more leeway because of the historic status? Codes relaxed?

**Meredith:** Pioneer Square dealt with URM in 2003 and DPD was more flexible than they are now. But they will still show some flexibility around energy code— historic properties may not have to fully comply. There are NO life/safety exemptions, however.

### **What did Arena Sports do?**

**Meredith:** Only the health club portion is fully conditioned. We just had to do the roof on the rest. Where we had to condition, we put second windows inside the originals.

**This analysis I have in hand shows this is actually 2 buildings. Using the \$20 - \$40 million estimate, would that then mean it could be broken into two? Say \$15 million x 2 as a development cost? Some of us want the big hangar as arts space, rotating exhibits, a museum. This space we're meeting in is heated and if it was a school, they could use the north hangar as their gym.**

**John:** One fun idea would be to have the UW School of Architecture do a studio on this. (Secretary's note: this idea was very well received)

### **What kind of use can you have in an unheated space?**

**Deb:** We've had people wanting a velodrome. Other ideas have included an equestrian center, indoor cycling center. A rock climbing gym, which would be the largest in the world. A pool, but a pool is heated and nobody's figured out how to do that in an unheated space. Secretary's note: at the end of the meeting, several people brought up another development option, Hydroponics. This could enable an indoor urban farm growing a variety of crops.

**Kevin:** The Department of Parks and Recreation (DPR) hears that there are enough indoor athletic facilities and leans toward supporting more arts/cultural uses within the park.

**Luke from NW Crafts Alliance** says maybe Magnuson buildings don't have to be built out to the full extent if not doing so helps keep the spaces affordable, because when space is affordable, groups have more money for the temporarily needed things like heat and restrooms.

**Parking – if this is event space, and Building 30 has events too, how will the park and neighborhood deal with 1,000+ additional parking space needs?** The Arena Sports lot fills on the weekends. Secretary's note: duly noted was the empty west lot, as always, at 12:30pm on a Saturday.

**John:** How is the Park's relationship with the neighborhoods, like View Ridge? They are an important part of the equation.

**Julianna:** MPAC is always looking for ways to engage more frequently and effectively with the neighborhoods and thinks that the relationship is pretty good and always improving.

**Is there a rule of thumb for financing in development like there is for regular people, like the old “Up to 30% of one’s income should be spent on housing costs” etc.?**

**John:** Not really.

**Isabel:** We had to have a very good fiscal plan showing how the money would be paid back before the financing was approved for Building 30.

**Aaron:** Well, we are out of time. Are there any last thoughts from our panelists?

**Eugenia:** No matter how anyone decides to move forward, it should be known the roof is a paramount first step to any progress. The city must keep it from getting worse because that just makes any work more expensive.

**Julianna:** This has been a great discussion. Is it OK if I keep this group connected via emails given on the sign-up sheet?

Affirmative.

**Meredith:** It makes more sense to have people using the building, not mothballing. I think the PDA idea has promise.

**Deb:** I am willing to facilitate the coming together and meetings with the youth/culture groups.

**John:** Thanks everyone, this has been an exciting discussion.

