Building 47
Arts, Theatre, and Film Center
Redeveloping Facilities and Operating Public Programming

Warren G. Magnuson Park
Seattle, Washington
Redevelopment & Public Programming Opportunities

- Seattle Parks and Recreation (SPR) is seeking proposals to re-develop Building 47 and to operate and manage arts, theatre, and/or film and cultural programming open to the public.

- Lead entity or organization will be responsible for financing, design, construction and operating public programming in Building 47.

- Selected proposal will result in a multi-year Agreement to redevelop the building and to operate/manage public programming.

March 22, 2019
Magnuson Park attracts approximately 1.5 million visits annually.

https://www.seattle.gov/parks/find/parks/magnuson-park

This is the dynamic location for YOUR investment plans and ideas.

Some of our current amenities include:

**Recreation**
- 9 Athletic Fields, 5 all-weather, 5 lighted, 100,000-140,000 users each year
- Year-Round programming: Magnuson Community Center, Arena Sports, The Mountaineers, Sail Sand Point, Outdoors for All, Cascade Bicycle Club, Tennis Center Sand Point (10 indoor courts)
- 9-acre off-leash dog park

**Arts & Culture**
- 500-seat theater currently operated by Seattle Musical Theatre
- 33 artist studios and art gallery in Building 30
- Special Event Hangar with more than 70 event days, 70,000 participants/visitors each year

**Environment**
- 53-acre reconstructed wetland complex
- Headquarters: EarthCorps, The Mountaineers
**Prime Regional Location**

- Warren G. Magnuson Park is located on the former Naval Air Station Seattle and covers more than 300 acres along the western shore of Lake Washington.

- **Linked to transit:** 2.2 miles northeast from UW Link Light Rail Station & University of Washington main campus.

- **Urban Connection:** 7.5 miles northeast from downtown Seattle.

- **Convenient:** 21 miles northeast from Seattle-Tacoma International Airport.

- **Captive Audience:** More than a million people live within 30-minute driving distance.
**Building 47: Naval Recreation Building**

- Building 47 was designed and used as a recreation building by the U.S. Navy from 1941-1991.

- The building contains approximately 50,060 square feet divided between a two-story south wing, gymnasium, swimming pool, and a 500-seat Theatre.

- The theatre contains approximately 9,130 square feet including a main floor, lobby, stage, lower level (green room), mezzanine and balcony (including projection room).

- An indoor swimming pool room contains approximately 5,640 square feet.
Magnuson Park has a track record for successful investment and development since 1999.

$60 million from City of Seattle

$30 million from SPR 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 Café & Brewery (2018)

$40 Million from University of Washington & Solid Ground

$70 Million from Mercy Housing

Potential Development Parameters
- Contract terms negotiable
- Federal historic preservation tax credits may be available
PROPOSAL REVIEW CRITERIA

A. OVERVIEW AND PROPOSED USES
B. ARTS, THEATRE, AND FILM, AND/OR CULTURAL PROGRAM NEEDS
C. BUSINESS AND STAFFING PLANS
D. PLANNING, DESIGN AND CONSTRUCTION
E. CONSTRUCTION PHASING PLAN
F. ENVIRONMENTAL AND ENERGY EFFICIENT DESIGN AND CONSTRUCTION
G. HISTORIC PRESERVATION
H. FUNDING OF CONSTRUCTION AND OPERATIONS
I. COMMUNITY OUTREACH PLAN
J. PUBLIC BENEFIT
K. PROJECT TEAM AND ORGANIZATIONAL STRUCTURE
Request For Proposals
Building 47 Theatre & Pool
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