



Magnuson Park Sand Point Historic District Realizing the Vision



BUILDING 11 LLC

Looking for the city's newest kayak, sailing and boating hub? Check out the improvements

Building 11 LLC proposes! Artist studios and sailing programs currently use the buildings' unique spaces, but the building needs an extensive renovation. The proposal is to thoroughly remodel the building and offer a mix of sailing and kayaking programs, a day care center, food concessions, offices, and other recreation oriented tenants. Food concessions would primarily serve visitors at the park. The estimated renovation costs are \$7.7 million. This partner is privately financing the entire development. No city funds are expected to be used for the capital improvements.

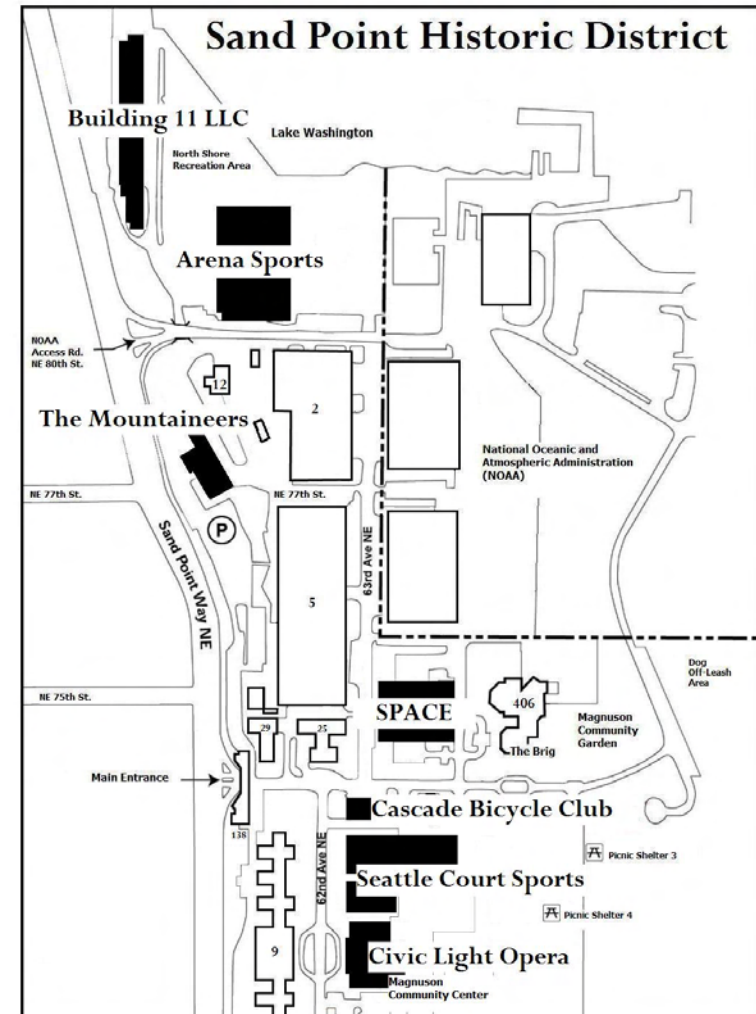
BUILDING DETAILS

Use: built as Navy public works workshops and offices; portions currently used include sailing programs, artist studios and storage.

Proposed Improvements: renovate all spaces for continued use by kayak and sailing programs and retail, offices, food concessions, and child care..

Land Use Permits: zoning code revisions to permit offices, artist studios, restaurants, retail sales; permit modified signage, and on-roof mechanical equipment; shoreline permits.

No Action Impacts: mothball and prepare for eventual demolition.





CONCEPTUAL DESIGN

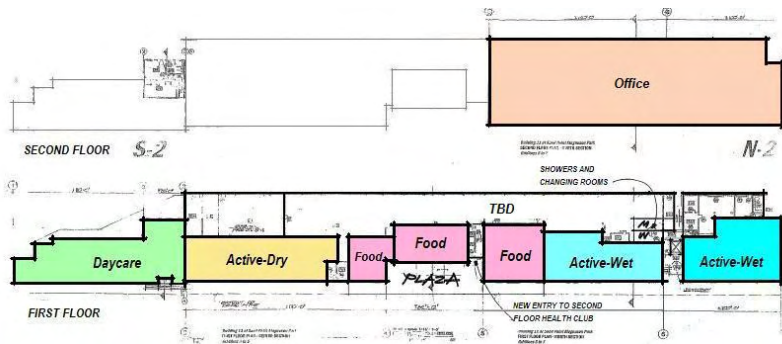
EXISTING CONDITIONS



East Side Exterior



East Side Exterior



Floor Plan Proposed Uses



Weather Worn Door Frame