

Meeting Notes

Magnuson Community Center First Public Meeting

April 1, 2019 (Monday)

5:00 p.m. to 8:00 p.m.

Location: Magnuson Community Center

Attendees: Approximately 70 participants

Project Planner: Oliver Bazinet & Colin Campbell

Buffalo Design: Lisa Roberts, Christine Chaney, Clayton Richenberg and Georgine Quan

PROJECT SUMMARY

Project Title: Magnuson Community Center Improvements

Address: 7110 62nd Ave NE 98115

Total Project Budget: \$2,150,000

Construction Budget: \$1,660,000

CIP Description: Seattle Park District Project

Planning: Q1 2019 – Q2 2019

Design: Q3 2019 – Q1 2020

Construction: Q4 2020 – Q3 2021

Scope: This project provides funding for design and renovation of the Magnuson Park Community Center (Building #47) to reconfigure approximately 5,000 s.f. of the interior space on the south side of the building for increased programming options. Work on Building #47 will include new mechanical, electrical, and plumbing components, hazardous material abatement, and other related work.

Design of interior build-out will include a minimum of three flexible use multi-purpose rooms, meeting or conference room space, a kitchen, and restrooms. At least one of the multi-purpose rooms should be designed for active uses. Design will also include ADA and accessibility improvements to the Southwest entrance to the building and accessible parking stalls.

Project Background: Building 47 is listed as a contributing structure to the Sand Point Naval Air Station Landmark District. As such, the design for this renovation must fulfill the preservation goals as established by the *Sand Point Historic Properties Reuse and Protection Plan* and adhere to *The Secretary of the Interior's Standards for Rehabilitation*. While review and a Certificate of Approval (COA) by Seattle Landmarks Preservation Board is limited to the district site and exteriors of all buildings within it, because this project will include window replacements and improvements to the accessible route and parking, early drawings and schematic should be submitted to the City Historic Preservation Officer (CHPO) for review.

The Magnuson Community Center Advisory Council has been very active in advocating for the build-out of this space. They applied for and received the King County grant funding, as well as a Major Project Challenge Fund award of \$50,000 in 2016 that funded the 2017 Architectural and Engineering Study.



Magnuson Community Center currently has a large nature program serving more than 300 kids per year. The center also provides free programs for the youth living at Solid Ground including dance, tennis, theater, sports, and more. However, their current programming space within the building is limited to one multi-purpose room, the gym, and lobby area. The community center's daycare program is currently run out of a separate building (The Brig – 406). With the anticipated opening of the New Mercy Housing units in Building 9 across the street in 2019, increasing the capacity of the building for programming is a community priority.

In 2002-2003 interior renovations on the north side of the building were completed, however the south side of the building was sealed off. The roof was replaced in 2000 and a fall protection system was added in the 2002 renovation. The 2002-2003 renovation also included significant seismic upgrades to the entire building. Abatement work was completed after this to remove hazardous materials but the south wing of the building is still in various stages of disrepair.

Key Project Requirements:

1. Crime Prevention Through Environmental Design (CPTED) applies to this project. Accessibility improvements to parking lot and route of entry should provide adequate visibility.
2. Operations and ground maintenance will be reviewed with Parks Facilities Maintenance staff.
3. Installations will be compliant with 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
4. Public Involvement planning incorporates the Race and Social Justice Initiative (RSJI).

Conceptual Design Narrative The following goals for improvements to the Magnuson Park Community Center were developed based on discussions with Parks and Recreation staff, and the Magnuson Community Center Advisory Committee.

Connect people and communities

- Create a welcoming, healthy place for people to gather, play and learn
- Support multigenerational and multicultural activities
- Provide access to activities for everyone in the community
- Create opportunities for casual interactions as well as classes and formal gatherings
- Incorporate a community kitchen
- Extend the welcome to the building exterior promoting the Center in the community

Comply with ADA accessibility requirements.

Create a comfortable work space to accommodate all staff.

Provide efficient storage for class supplies, tables and chairs.

Three alternative plans have been developed for public presentation:

The design team is proposing to include hardscape improvements adjacent to the entry, providing space for seating and activities in a welcoming environment. All plans include a proposal for upgrades to the existing reception area to create a more welcoming and useable entry space. The reception desk will be relocated to allow public access to the lift and the office area will be enlarged, providing a centralized staff work space. Additional seating space is created in the expanded reception area. To the north of reception, a closet will be removed to open the space and create access to an existing coffee bar.

A community kitchen is featured on all three plans. A demonstration island is included, and the kitchen is designed with a moveable glass partition that opens the kitchen to adjacent activity space for community dinners and other functions where food is served.

Two options for restrooms are proposed. Option A and C feature a single gender-neutral restroom. Full height partitions will be constructed to create stalls. Two ADA accessible rooms with sinks may be used as a family restroom or by people who may be uncomfortable using the GN restroom space. A shower is also included in one of these rooms. Option B features a traditional restroom for each gender plus a two gender-neutral restrooms; one with a shower.

Option A features four activity rooms separated by moveable wall partitions. The north classroom includes a break-out room in the north east corner. Option B features three activity rooms. Option C includes a large 1600 sf room divided with a moveable partition wall and a second smaller classroom. The large room does however, include a column in the center of the room. Storage closets for tables and chairs are included in each of the activity rooms. A larger storage room with access to the main circulation path is provided for classroom supplies.

The design team is proposing that the small room in the northeast corner of the floor as shown in Options B and C be designated as a quiet space to be used for meditation or other quiet activities. It could also be used as a private meeting room on the few occasions when meeting space is required.

The stairs on the east side will be widened to comply with code requirements.

Meeting Comment Summary:

- Opinion split between traditional Men's/Women's Restrooms and Gender Neutral. No overwhelming vote for either option.
- Request for more bike racks.
- Not recommended for the New Patio to be positioned below the tree.
- Like the location of the office right when walk in. Great site lines to see whole lobby. Like the idea of the office positioned by the windows for natural light.
- Opinion split as to where the Teen Room should be located: 1) Teen Room to be next to office, and 2) Teen Room permanently stay in current location and the storage converted into staff office.
- Love the fireplace and hang out space! Suggestion would be to add a Computer Station w/ Wi-Fi.
- Café would encourage adults to hang out.
- Suggest a Mother's Room be provided.
- Skylights!
- Make the kitchen a commercial kitchen and rent to neighborhood cooks (i.e. Atrium Kitchen Pike Place)
- Like the idea of cooking classes/demonstrations.
- Request for a small gym/workspace with some weights and few pieces exercise equipment like a bike, rowing machine, tread – more geared toward seniors.
- Request for a Tutoring space/Program.
- Partner with Tech Bridge Girls – good neighborhood to start.
- Non-toxic buildings would be great! Check out Healthy Buildings Network & Made Safe esp. in physical activity rooms...wood floors, no vinyl.
- Passive ventilation as an alternative to A/C.

Next Steps: The Schematic Plan will be presented at the next Public Meeting to be scheduled.

List of Questions, Comments and Discussion for Each Option

Option	Area/Image	Comment:
A	Outdoor	<ul style="list-style-type: none"> ▪ Tech Bridge Girls – Partner (cchen@techbridgegirls.org) Collista Head Person ▪ Corn Hole...Croquet? ▪ More Hang Out ▪ Like office right when walk in ▪ (Dog Sticker) More Bike Racks ▪ Outdoors is great for future naturalists
A	Electric Fireplace	<ul style="list-style-type: none"> ▪ 2 - Star Stickers ▪ 1 - Cat Sticker ▪ Love the fireplace!
A	Coffee	<ul style="list-style-type: none"> ▪ 1 - Cat Sticker
A	Bathroom	<ul style="list-style-type: none"> ▪ Bathrooms don't need good light... ▪ Yes Gender Neutral w/ stalls is awesome! ▪ Flip office & bathroom ▪ (Thumbs Up) Gender Neutral Bathrooms ▪ Parent feels like creeper? ▪ (Thumbs Up) Hey it's 2019 already ▪ (Star) Time for Gender Neutral! ▪ (Thumbs Up) Ok tho some object. [sic] Advantage reduced waits and maybe less [?] space, more for other staff ▪ Do not like, no separate options for women-only restrooms – not as safe
A	Office	<ul style="list-style-type: none"> ▪ Access to front desk is difficult
A	Storage	<ul style="list-style-type: none"> ▪ Is this storage space necessary?
A	Kitchen	<ul style="list-style-type: none"> ▪ Make the kitchen a commercial kitchen
A	Multi-purpose 420sf (North)	<ul style="list-style-type: none"> ▪ (Callout)
A	Multi-purpose 420sf (South)	<ul style="list-style-type: none"> ▪ Moveable walls instead of hallway beyond this point → (@ Storage)
A	Physical Activities 874sf (North)	<ul style="list-style-type: none"> ▪ Get rid of dividers OPEN use screen
A	Physical Activities 960sf (South)	<ul style="list-style-type: none"> ▪ Remove wall – use screen
A	Storage	<ul style="list-style-type: none"> ▪ Please keep neighbors in mind w/ construction noise 😊
A	General	<ul style="list-style-type: none"> ▪ Rent Kitchen to neighborhood cooks i.e: Atrium Kitchen Pike Place ▪ My favorite ▪ (Star) ▪ Any options moveable walls for activity rooms. ▪ What kind of sports & activities? ▪ (Cat Sticker) My favorite too! 😊 ▪ (Star Sticker) My frafrit [sic]

		<ul style="list-style-type: none"> ▪ (Thumbs Up) Like "A" best because can see all the way from the office, but let both physical activity rooms connect ▪ (Thumbs Up) My fav8 [sic] ▪ (Dog Sticker)
A	Image: Bench Example	<ul style="list-style-type: none"> ▪ I like the distribution & separation of hang out spaces & quiet room in Plan B. The kitchen in Plan C doesn't need the seating area. ▪ I like the round bench w/ tables & chairs in Plan A
A	Image: Alternate for Kitchen Wall	<ul style="list-style-type: none"> ▪ Fun food truck design
A	Image: Full Height Toilet	<ul style="list-style-type: none"> ▪ Put the kitchen and bathroom on Plan B ▪ Love this ▪ (Thumbs Up) I thing this is amasing [sic]
B	Outdoor	<ul style="list-style-type: none"> ▪ Looks very fun place! Love it! ▪ Climbing Tree
B	Ex Storage	<ul style="list-style-type: none"> ▪ Office
B	Ex Multi-Purpose	<ul style="list-style-type: none"> ▪ Teen Space
B	Electric Fireplace	<ul style="list-style-type: none"> ▪ Computer Station w/ Wi-Fi ▪ (Star) Fireplace!! Yeaaa ▪ (Star sticker) ▪ Super Bowl or Movie Night ▪ I like the hang out space
B	Coffee	<ul style="list-style-type: none"> ▪ (Star sticker) ▪ Café would encourage adults to hang out.
B	Entry	<ul style="list-style-type: none"> ▪ (Star) Age Integration
B	Office	<ul style="list-style-type: none"> ▪ I like big office w/ light! ▪ (Cat sticker) ▪ Nice spot for office w/ light ▪ Teen Room next to office
B	Bathroom	<ul style="list-style-type: none"> ▪ Mother's Room ▪ (Star Sticker) Keep Male & Female; Add 1 or 2 Private Gender Neutral (safer) ▪ Good location for Men's & Women's
B	Kitchen	<ul style="list-style-type: none"> ▪ (Dog Sticker) ▪ Commercial Kitchen Big Plus (+)!!
B	Physical Activities (840sf)	<ul style="list-style-type: none"> ▪ Nice opportunity for views of activities in Gym. ▪ (Star Sticker) ▪ More storage against storage wall
B	200sf	<ul style="list-style-type: none"> ▪ (Dog Sticker)
B	Alcove Seating	<ul style="list-style-type: none"> ▪ Sweet
B	General	<ul style="list-style-type: none"> ▪ (Thumbs Up) ▪ I like this idea ▪ (Dog & Cat Sticker/Star) Osm [sic] & Ooo ▪ This is the best ▪ Skylights! ▪ Animation Studio!

		<ul style="list-style-type: none"> ▪ (Animation Studio) Yes!
B	Image: Hang Out Zones	<ul style="list-style-type: none"> ▪ (Cat Sticker) Purrrr-fecto! ▪ (Star) Yes ▪ Yes ▪ (Cat Sticker) Being healthy is cool! ▪ Non-toxic buildings would be great! Check out Healthy Buildings Network & Made Safe esp in physical activity rooms... wood floors, no vinyl!
B	Image: Colorful Finishes	<ul style="list-style-type: none"> ▪ (Thumbs Up) Klen up yor mes [sic] ▪ #1 I like this one good access to rooms, front desk
C	Outdoor	<ul style="list-style-type: none"> ▪ Light ▪ 1 - Star Sticker ▪ Dangerous space below tree (@ New Patio w/ Seating)
C	Ex Storage	<ul style="list-style-type: none"> ▪ (Cat Sticker) Office
C	Ex Multi-Purpose	<ul style="list-style-type: none"> ▪ (Cat Sticker) Teens
C	Electric Fireplace	<ul style="list-style-type: none"> ▪ I love fireplace idea
C	Coffee	<ul style="list-style-type: none"> ▪ (Star) Checkmark ▪ Like "gathering" entrance area
C	Entry	<ul style="list-style-type: none"> ▪ (Star) Concierge ▪ Like café tables noooo kitchen ▪ I like it because its modern ▪ Staff must have sight lines ▪ 2 - Dog Stickers ▪ 1 - Cat Sticker (@ Booth)
C	Office	<ul style="list-style-type: none"> ▪ I like office/work space w/ good natural light windows! ▪ Like these site lines to see whole lobby. ▪ Yes office belongs here
C	Kitchen	<ul style="list-style-type: none"> ▪ Like kitchen arrangement ▪ Access to kitchen load in & load out – inc. garbage ▪ (Cat Sticker) Love!! ▪ Could these flip? (Kitchen & Gender Neutral Bathroom)
C	Bathroom	<ul style="list-style-type: none"> ▪ Could these flip? (Gender Neutral Bathroom & Kitchen) ▪ (Star) Like the idea of Gender Neutral ▪ (Thumbs Up) Exactly! Gender Neutral much needed! ▪ I'd prefer Male/Female Restrooms ▪ (Thumbs Up) Gender Neutral, tall bathrooms ▪ Not sure how comfortable this will be (@ ADA RR/Shower) ▪ Keep Male & Female restrooms – add a Gender Neutral Room ▪ Many children NO GNR

		<ul style="list-style-type: none"> ▪ (Thumbs Down) Gender Neutral aren't the best for lady issues
C	General	<ul style="list-style-type: none"> ▪ No space for janitor ▪ Poor use of space 😞 ▪ 2 - Cat Stickers ▪ (Thumbs Up) Love everything about this! ▪ No Gender Neutral Bathrooms ▪ Only one multi purpose room ▪ Plan C is inelegant 😞 ▪ Poor sight lines 😞 ▪ Like Kitchen location ▪ (Star) I love this [sic] ▪ (Star) My fave ▪ (Thumbs Up) Plan C is the best ▪ Paul loves this 😊 ▪ Interesting hall, but awkward transition from entry. A lot of corners! (@ Hallway between Exist Gym & Physical Activities 882sf) ▪ (Star) I like this ▪ Like Plan C bc of ability to combine activity rooms [sic] ▪ (Thumbs Up) Love the amount of activity space ▪ Gym needs an east side exit here (between Exist Gym & Quiet Room)
C	Physical Activities 882sf (East)	<ul style="list-style-type: none"> ▪ (Star) I like the longer space ▪ Put a barn door here to open up all 3 spaces (@ Wall between Physical Activities 882sf and Multi-Purpose 675sf) ▪ Barn sliding door – I second that emotion! ▪ 1 - Star Sticker ▪ 1 - Cat Sticker ▪ (Star) I love the LARGE MPR ▪ Yes love it
C	Storage	<ul style="list-style-type: none"> ▪ Move Storage to Quiet Area
C	Multi-Purpose	<ul style="list-style-type: none"> ▪ 1 - Star Sticker ▪ Only one exit/Dangerous ▪ I like the Big open doors. ▪ Dead End No – Good Need 2nd Exit ▪ Good – Wall w/ mirrors for dance ▪ Big Balcony in the back to look @ the fields (with opens from this room)
C	Quiet Room	<ul style="list-style-type: none"> ▪ (Thumbs Up/Down) ▪ Small Work Out Room? ▪ Too far from supervision 😞
	General	<ul style="list-style-type: none"> ▪ Would like small gym/workspace with some weights and few pieces exercise equipment like a

		<p>bike, rowing machine, tread – more geared towards seniors</p> <ul style="list-style-type: none"> ▪ Tutoring space/program ▪ Rent Kitchen to community cooking entrepreneurs who need access to a commercial kitchen space occasionally ▪ Partner with Tech Bridge Girls – Good neighborhood to start ▪ Like idea of cooking classes/demonstrations ▪ Teen Room permanently in current location, storage converted into staff office ▪ Add bike racks ▪ Passive ventilation as an alternative to A/C
ACTIVITIES BOARD	Image: Learning Kitchen	<ul style="list-style-type: none"> ▪ 2 - Dog Stickers ▪ 1 - Star Sticker
ACTIVITIES BOARD	Image: Community Meals	<ul style="list-style-type: none"> ▪ 6 - Star Stickers ▪ I love this ▪ Holiday Feast/Gatherings
ACTIVITIES BOARD	Image: Crafts	<ul style="list-style-type: none"> ▪ 2 - Dog Stickers ▪ 1 - Star Sticker ▪ I love crochet ▪ Acting classes
ACTIVITIES BOARD	Image: Art	<ul style="list-style-type: none"> ▪ Best Idea Ever!! ▪ I love this ▪ Scenic design (art)
ACTIVITIES BOARD	Image: Dance	<ul style="list-style-type: none"> ▪ Choreography (dance) ▪ I love playing wallyball in the racquetball court! Will there still be racquetball courts? ▪ The Racquetball Court is the most important feature to me! Make sure they're included
ACTIVITIES BOARD	Image: Martial Arts	<ul style="list-style-type: none"> ▪ (Star) Music ▪ Yes ▪ Love Justis [sic]
ACTIVITIES BOARD	Image: Outdoor Activities	<ul style="list-style-type: none"> ▪ (Star Sticker) Put this in the island outside ▪ Gas burning better than wood burning for neighbors' sake
ACTIVITIES BOARD	Image: Quiet Room	<ul style="list-style-type: none"> ▪ Yes! ▪ Yes

