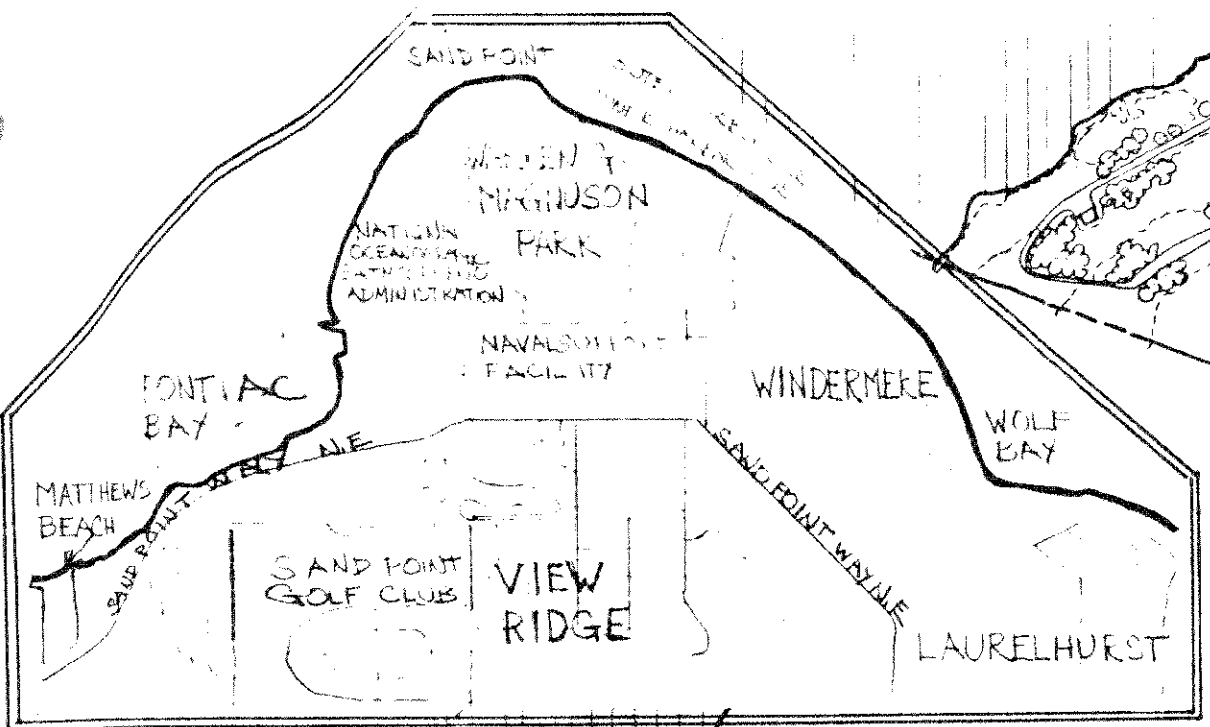


KDO 031880

9134  
WARREN G.  
MAGNUSON  
PARK

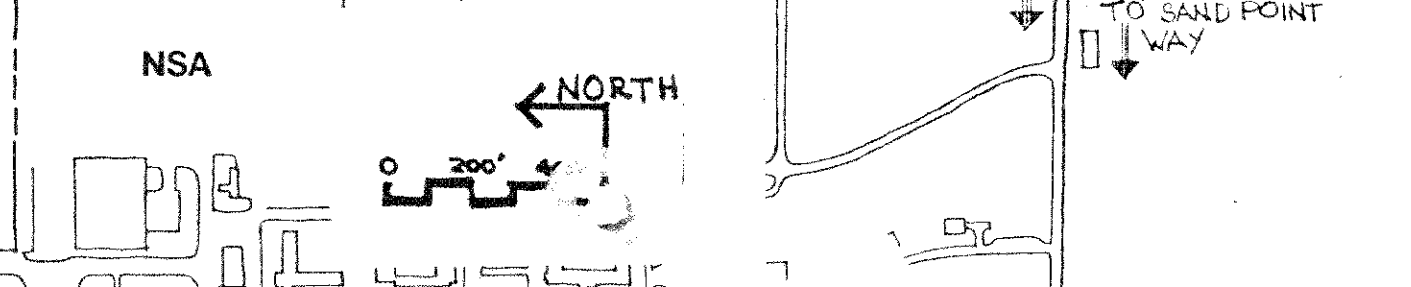
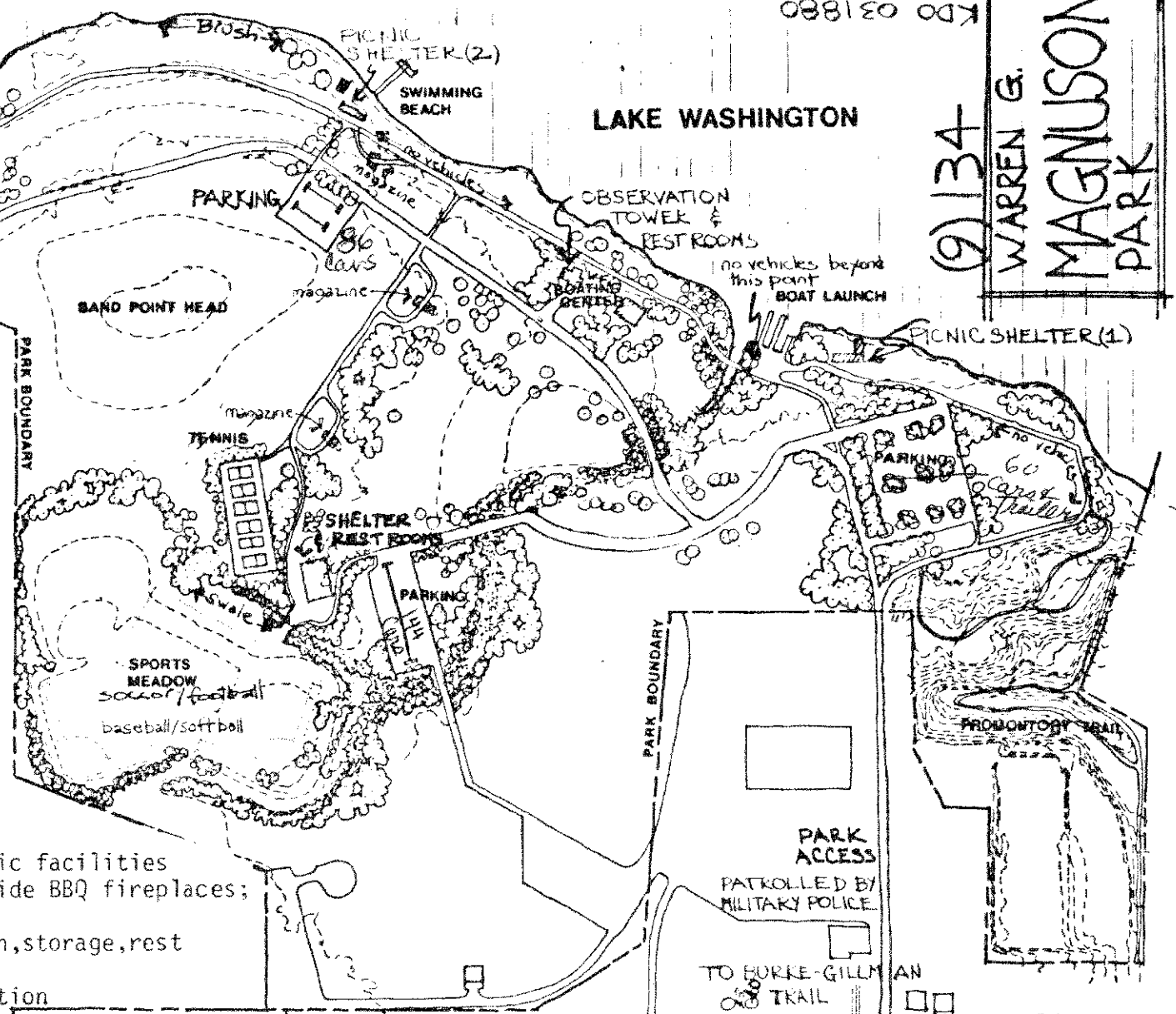


VICINITY MAP

MAGNUSON PARK N.E. 65th & Sand Pt. Way N.E.  
(formerly Sand Point Park)

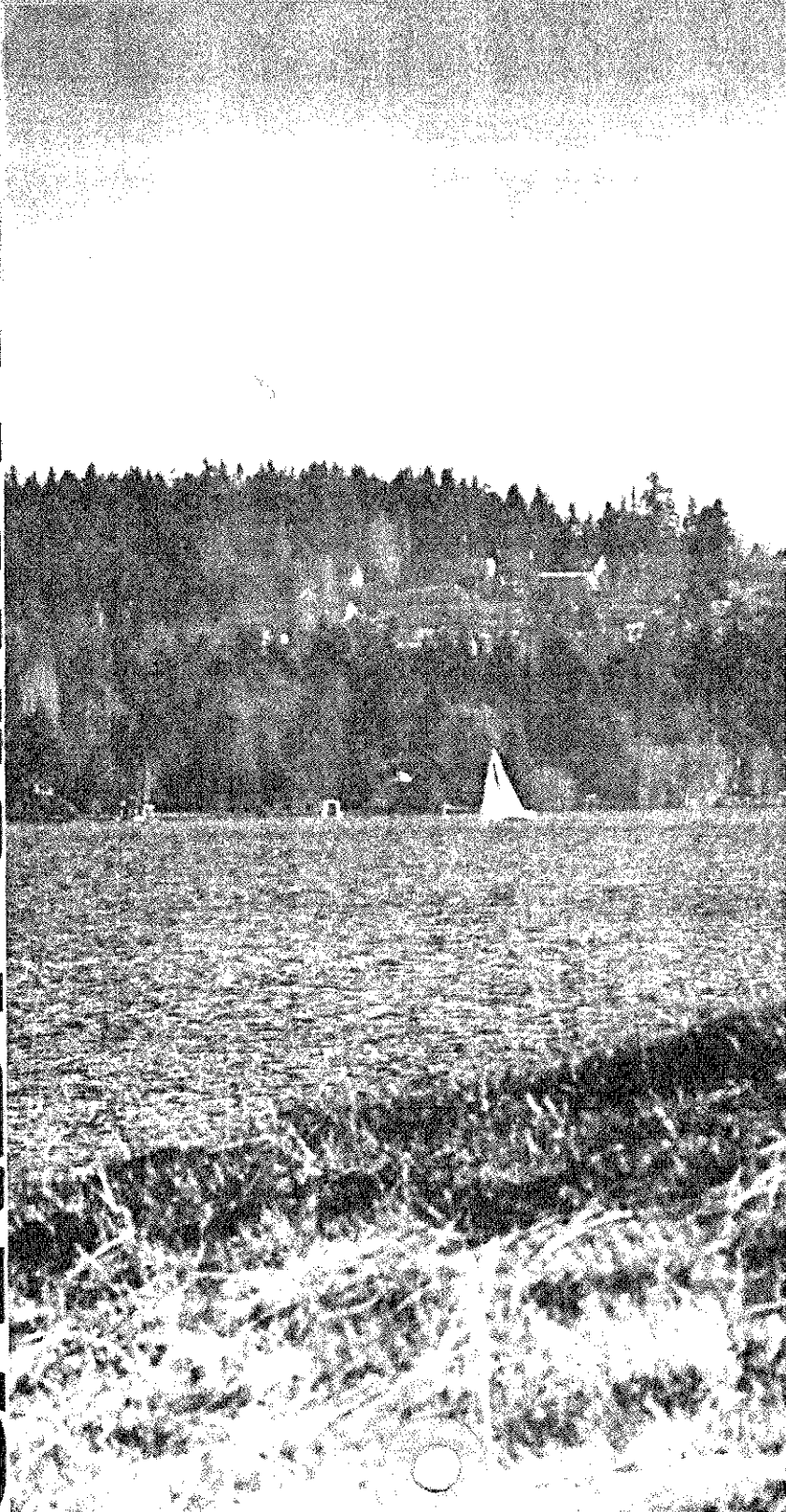
Purchase: 1975 - surplus by U.S. Navy/grant through B.O.R.  
 Acreage: 195  
 Development: Initial Access - 1977, (\$204,484-CDBG), Jones & Jones - designers;  
 Phase I - 1979, (\$1,583,199-CDBG), Jones & Jones; master plan 1973

- Elements: playfields, swimming beaches, boating facilities, tennis courts, picnic facilities
- \*picnic shelter (1) - 800sf, presently minimal development; 2 inside, 1 outside BBQ fireplaces; 4 scattered picnic tables
  - \*picnic shelter (2) - shelter, 600sf; 3 BBQ fireplaces, 2 tables - concession, storage, rest rooms, 2000sf
  - \*boating center - presently inoperative; storage structure, 5600sf; observation tower & storage, 800sf; water fountain
  - \*tennis courts shelter & restrooms, 2500sf; water fountain





# SAND POINT PARK



## PROJECT HISTORY

In November, 1972, the U.S. Navy declared as excess approximately 325 of its 476 acres at Sand Point, retaining the westernmost 150 acres, including most of the structures, for its Naval Support Activity. As a result of the established procedure of allowing federal agencies to have the first request rights on such excessed property, and also as a result of resolutions by the Seattle City Council and the King County Council welcoming it to locate at Sand Point, NOAA (The National Oceanic and Atmospheric Administration) is planning to establish a research center on the northernmost 100-115 acres of the property. The remaining area, approximately 212 acres, is to be surplussed to the City of Seattle for the development of a park.

## OPPORTUNITY

The Sand Point property is the last large waterfront site available within the city limits for park development, and its acquisition presents a unique opportunity for our city: a site with a magnificent waterfront setting; a property of sufficient scope to afford the residents of Seattle and the region a quality of open space they have not enjoyed before; a chance to reclaim some of the natural beauty the site once possessed, and to improve and make accessible to the public as a whole a very substantial portion of the Lake Washington shoreline. This is a very stiff challenge indeed--to live up to the full potential of this once beautiful peninsular site with its 5000 feet of Lake Washington shoreline--particularly in view of the site's currently despoiled physical condition. The incomparable setting and size of this property is an amenity of major significance for our city; a once in a lifetime opportunity to reclaim a lasting resource for the citizens of Seattle. The park location is in the only remaining quadrant of Seattle lacking a major urban or regional park.

MAGNUSON PARK

## **INTERIM SITE USE**

The park will be opened for interim use as soon as possible after the transfer of title from the Bureau of Outdoor Recreation. Some immediate improvements will allow limited public recreational use of the site until proposed development can begin. These will include:

- negotiating and securing right-of-way easements and installing fencing in order to allow public access to the park across property retained by the Navy.
- designating with portable barricades certain limited portions of the existing airplane runways for parking.
- barricading the existing shoreline-access roads to prevent their use by motorized vehicles and to free them for use by pedestrians and bicyclists.
- providing temporary comfort facilities to serve designated user areas.

## **DEVELOPMENT PLAN**

Development will be initiated on a Sports Meadow, a North Cove Swimming Beach and a Boating Center. Six small structures will be removed and a portion of the runway used to create a knoll at Sand Point Head. About 30 acres will be hydroseeded—21 for the Sports Meadow and nine as part of the Boating Center and shoreline development.

### **Sports Meadow**

- Development of approximately five acres for field sports
- Construction of shelter and parking area
- Construction of first segment of park boulevard

### **North Cove Swimming Beach**

- Rehabilitation of officers' bathhouse for use as temporary beach shelter
- Development of swimming beach

### **Boating Center**

- Development of a small boat launching ramp
- Construction of restroom/shelter

## ACCESS

Planned access will be from N.E. 65th Street. The environmental impact statement indicates this is the only feasible alternative.

## DEVELOPMENT SCHEDULE

Commencement of site preparation and demolition depends upon when the property is transferred to the city. It is anticipated that development of the Sports Meadow, Boating Center and North Cove Swimming Beach will occur during 1976 and the early part of 1977. A sports activity field and hiking and biking trails will be available next year.

## BOAT LAUNCHING

Boat launching facilities are a scheduled part of development at Sand Point Park.

## COORDINATION WITH NOAA

NOAA and the Parks Department have worked continually to coordinate the use of the Sand Point property. The NOAA areas which abut park property will encourage public use. A visitor center and educational and research facilities are planned for the area adjacent to Sand Point Park. Boundary treatment will be planned to preclude the need for high fencing.

## RUNWAY

The development plan necessitates demolition and removal of a portion of the runway pavement to allow for creation of the Sports Meadow, Boating Center and shoreline improvements.

## CONCEPTS FOR THE FUTURE

In order to establish a coherent structure for the development plan for which funding is available, it was necessary to construct an overall framework for development.

Long-range planning reflects the goals delineated by the Mayor's Sand Point Park Citizens' Advisory Committee in its statement of general use, and defines concepts for future development. Specific objectives are:

- Capitalize on the waterfront as the dominant park feature.
- Return some of the natural beauty to the site.
- Create physically identifiable areas within the overall park site.
- Accommodate the maximum user activities without sacrificing the coherence of the park.
- Minimize vehicular use within the site.
- Provide development that is compatible with the neighborhood.
- Extend the influence of the park by developing boulevard/street tree approach(es) to the site.
- Prevent the domination of the park by any one single use or activity.

## DEVELOPMENT COST ESTIMATES

Demolition .....	\$ 314,46
Earthwork .....	190,14
Utilities .....	252,00
New Facilities .....	295,00
Landscaping .....	239,40
Lighting .....	20,00
	Sub-Total \$1,311,00
	Sales Tax 69,48
	10% Contingency 131,10
	Total Development Costs \$1,511,60
	Design and Associated Costs 350,30
	TOTAL \$1,862,00

## IDENTIFIED FUNDING

I. Forward Thrust	
Playfield .....	\$ 690,00
Sand Point Development .....	481,00
Boat Ramp .....	230,00
Sportsmen's Center .....	311,00
Shoreline Improvements .....	100,00
	Sub-Total \$1,812,00
II. Community Development Block Grant	50,00
	TOTAL \$1,862,00



Your Seattle Parks and Recreation

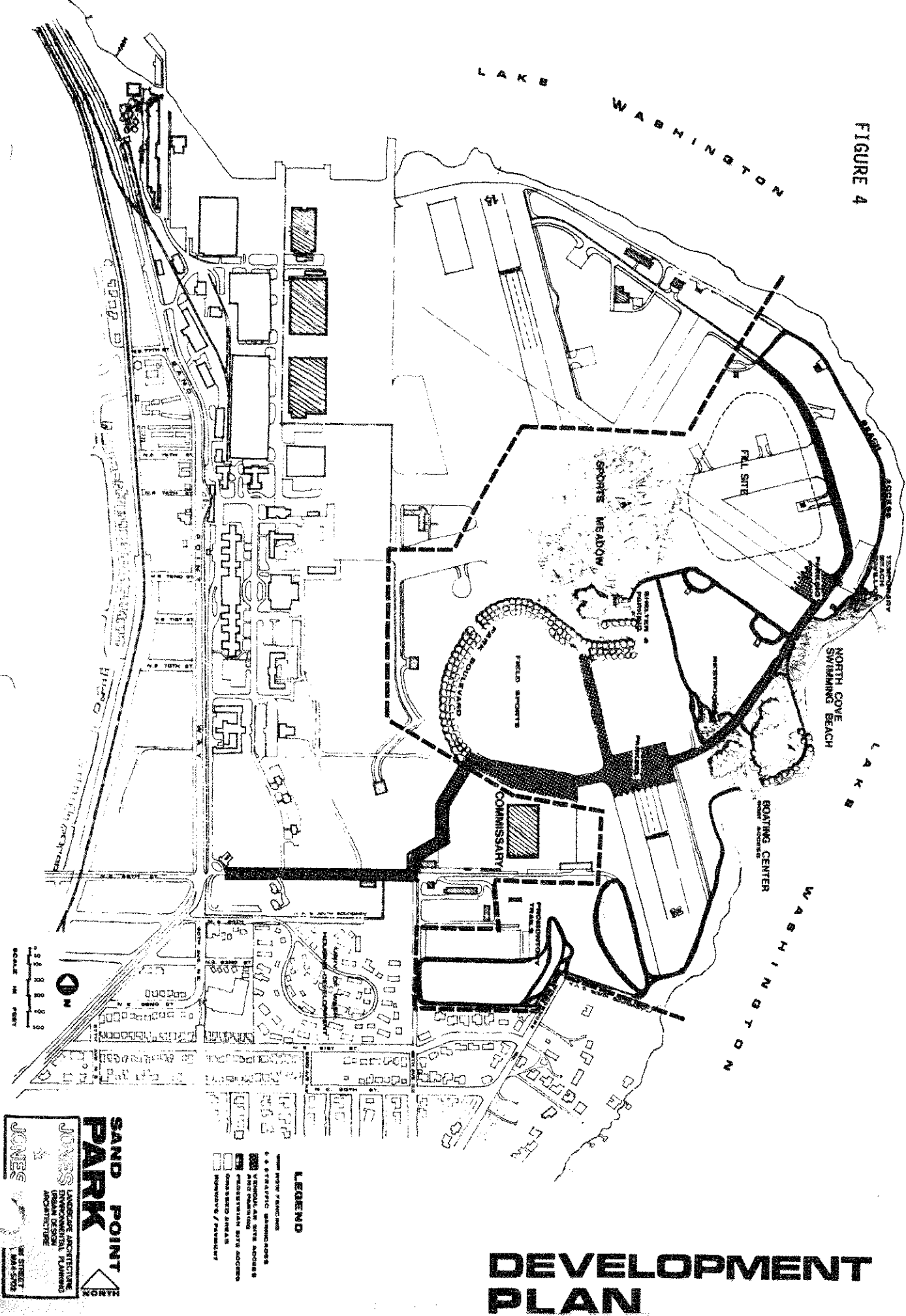
David L. Towne  
Superintendent

Wes Uhlma  
Mayor

610 Municipal Building, Seattle, WA 9810



FIGURE 4



# DEVELOPMENT PLAN

**SAND POINT PARK**

**JONES**  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
PLANNING  
ARCHITECTURE

**JONES**  
16 STREET  
VAN-5705

- LEGEND**
- NEW PAVED PARKING
  - STRATEGIC BUILDING ZONES
  - VERTICAL AIR SITE ACCESS
  - PRESERVED SITE ACCESS
  - RESERVED / PRESERVED