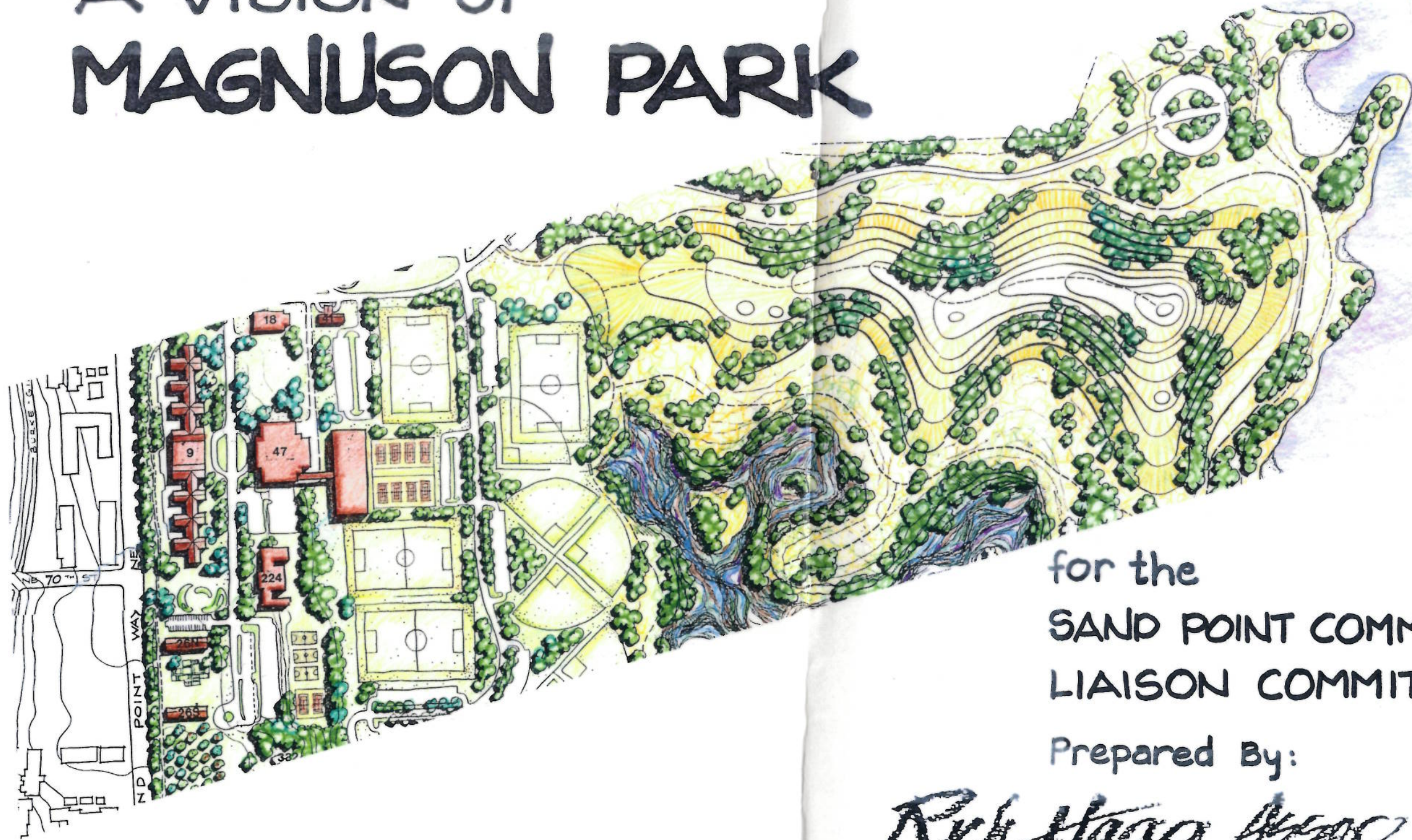


A VISION OF MAGNUSON PARK



for the
SAND POINT COMMUNITY
LIAISON COMMITTEE

Prepared By:

Rick Haag Assoc

Landscape Architects / Recreation/Urban Planners

DECEMBER 1994

LETTER OF TRANSMITTAL

December 21, 1994

Jeanette Williams, Chair
Sand Point Community Liaison Committee
P.O. Box 15580
Seattle, Washington 98115-0580

The Sand Point Community Liaison Committee (SPCLC) commissioned Richard Haag Associates, Inc., Landscape Architects to produce a visionary plan for Magnuson Park and the decommissioned Naval Station Puget Sound (NSPS). The Liaison Committee wants to avoid fragmentation of the site by different political interest groups. The goal is to create a beautiful, multi-use park with a regional constituency and a world class image.

I am pleased to submit "A Vision of Magnuson Park" Plan and Report for the future expansion of Magnuson Park. Fundamental to this plan is the fact that the study site will be consolidated as a single property in 1995. The foundation for our Plan is the "Dense Pack Concept". The term "Dense Pack" best describes the spacial ordering of various zones of activity on the site. The form of Magnuson Park is a balance of the functional, the economic and the aesthetic factors. The real benefit inherent in the logic of our approach is that this "Vision" addresses not only immediate needs, but serves as a guide for the evolution of Magnuson Park into the next millennium.

I thoroughly enjoyed working with the spirited Liaison Committee. Your patience over the years during the frenzied Navy build-up, climaxing after World War II, followed by 40 years of gradual decline and your mounting concern over the future of this incredible "peace dividend" is commendable. We welcome the City of Seattle's consideration and response to "A Vision of Magnuson Park".

Respectfully Submitted,



Richard Haag, FASLA
Principal
Richard Haag Associates, Inc.



TABLE OF CONTENTS

	<u>Page</u>
Site History	3
Site Context	4
Site Analysis	5
Building Inventory and Projected Uses	7
Planning Concept	8
Circulation	9
Site Design	10
Housing Zone	11
Community/Cultural Activity Zone	12
Organized Sports Zone	13
North Recreation Zone	14
Nature Zone	15
Special Features	16
References	17

SAND POINT COMMUNITY LIAISON COMMITTEE

PO Box 15580
Seattle, WA 98115-0580

The Sand Point Community Liaison Committee presents the Magnuson Park Vision, the concept plan prepared for us by Richard Haag Associates, Landscape Architects, for consideration in the ongoing planning process for the Sand Point properties.

The Vision reflects the broad, overall goals of the Sand Point Community Liaison Committee. The design concept provides the framework for future development of the site. Specific features, zone boundaries and area use allocations, are expected to evolve over time as trade-offs between various proposed uses are resolved.

The Sand Point Community Liaison Committee has prepared a supplement to this report which describes some of the area use allocations issues that have surfaced during the last three and one-half years of committee work. It is our hope and expectation that these issues will be seriously considered as the final design for the site is developed.

The Liaison Committee wishes to thank Rich Haag for developing the Vision Plan which depicts the opportunities that the future holds for public use and enjoyment of the Sand Point properties.

Sincerely,



Jeanette Williams, Chair
Sand Point Community Liaison Committee

The Citizens Sand Point Planning Association is a non-profit organization, formed in 1993, to serve as the fund raising arm of the Sand Point Community Liaison Committee. The Association has an IRS 501(c)(3) classification and contributions are tax deductible as provided by law.

SAND POINT COMMUNITY LIAISON COMMITTEE

Jeanette Williams, Chair

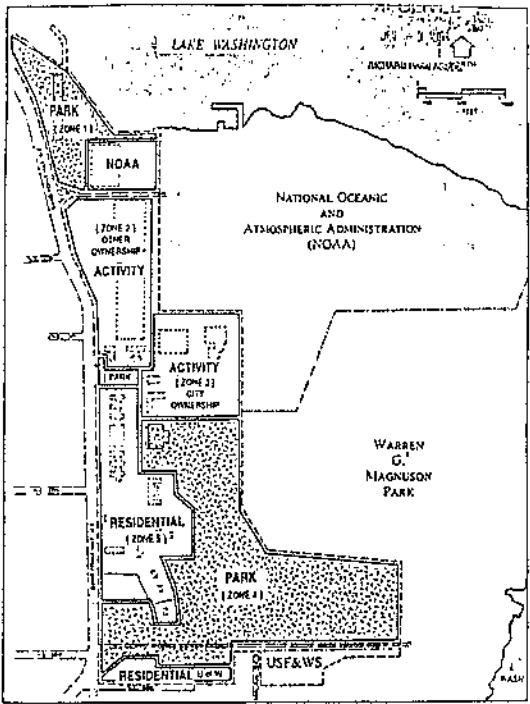
Bruce Abe, North Seattle Community College
Jean Amick, Laurelhurst Community Club
Robert Brown, Friends of Sand Point Park
Janet Chalupnik, Aviation Heights Community
Susan Clark, Inverness Community Association
James Collier, University of Washington
George Deleau, Seattle Design Commission
Ryan Durkan, Greater Seattle Chamber of Commerce
Cheryl Ellsworth, Children's Hospital and Medical Center
James Fearn, Open Space Advocates
Phyllis Ferguson, Member At Large
Larry Fogdall, Montlake Community Club
Jean Griffith, Seattle-King County Arts Coalition
Darlene Hickman, Sports Advisory Council
Bruce Jensen, Environmental Concerns
Dudley Johnson, Sand Point Golf & Country Club
Gayle Johnson, Greater Seattle Chamber of Commerce
Treuman Katz, Children's Hospital and Medical Center
Robert Klug, Northeast District Council
Christine Knowles, University of Washington
James Kraft, Sand Point Golf and Country Club
Jacqueline Lawson, Sand Point Way Condominiums
Bradley Marten, Environmental Concerns
Dorothy McCormick, View Ridge Community Club
Thomas Wayne Miller, Windermere
Sally Mizroch, Open Space Advocates
Phyllis Moulton, Hawthorne Hills Community Club
Herb Reif, Wedgwood Community Council
George Scarola, Seattle-King County Coalition for the Homeless
Paul Silva, Sports Advisory Council
Joan Sienkiewicz, Aviation Heights
Inge Strauss, Friends of Sand Point Park
Nancy Swartz, Sand Point Condominiums
Keehn Thomsen, Seattle-King County Arts Coalition, Motion Picture Industry
Earl Vanderwalker, Belvedere Community Council
Bonnie Vontver, Hawthorne Hills Community Club
Victoria Wagner, Sand Point Community Housing Association
Jerry Wallen, Wedgwood Community Council
Neale Weaver, View Ridge Community Club
Frederick Wilmoth, Inverness Community Club
Manfred Wolfenstine, Matthews Beach Community Club

SITE HISTORY

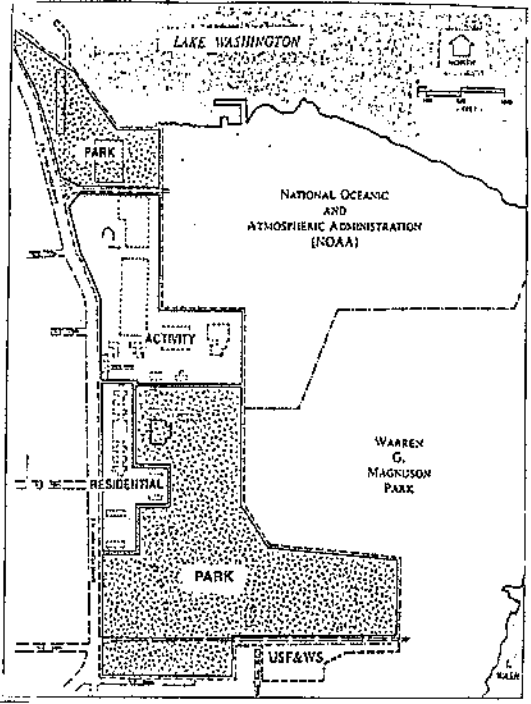
SITE HISTORY

A 476-acre peninsula, SAND POINT has changed greatly over the past century:

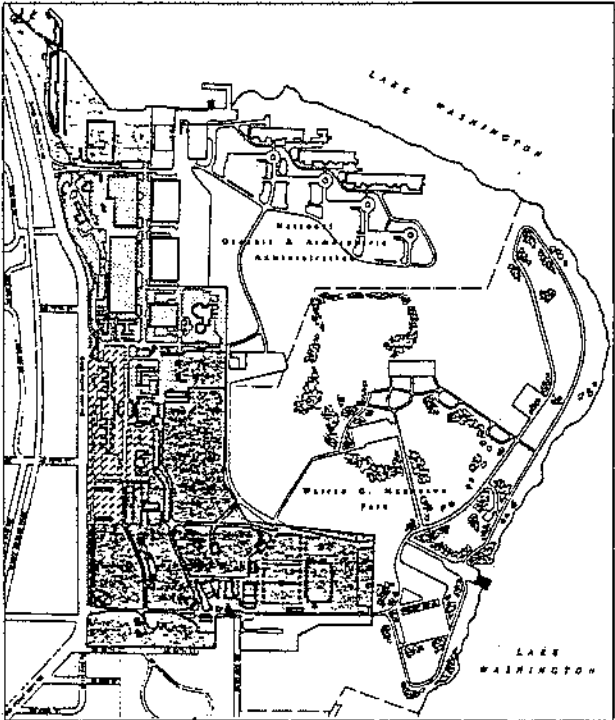
- 1916 Lake lowered 8 feet; shoreline extended
- 1921 Site partially cleared; county airport built
- 1926 County cedes airport to the Navy
- 1938 Navy expands facilities
- 1949 Post World War II activities peak
- 1972 Navy closes airfield, surpluses 325 acres; National Oceanic and Atmospheric Administration (NOAA) acquires 100 acres; Seattle acquires 196.5 acres for a City park
- 1972 Mayor Uhlman appoints Sand Point Citizens Advisory Committee who assisted the consultant, Jones & Jones, in the development of Sand Point concept plan
- 1975 Sand Point Community Liaison Committee designated as official advisory board
- 1976 Magnuson Park Master Plan (originally Sand Point Park) prepared by Jones & Jones, Landscape Architects/Architects, Seattle; Seattle Department of Parks and Recreation partially implemented this Plan
- 1990 Closure of Naval Station Puget Sound
- 1991 Mayor Rice asks Liaison Committee to serve as advisory to the City to ensure that citizen interests are represented; several groups added to the committee (see listing on page 2)
- 1992 City Council publishes "Recommended Reuse Concepts for Naval Station Puget Sound, Sand Point"
- 1993 City Council adopts the "City of Seattle's Preferred Reuse Plan for Sand Point"
- 1995 Navy to submit, for Public Comment, their Environmental Impact Statement; Navy to complete Base Realignment and Closure Cleanup Plan; Navy to close Naval Station Puget Sound at Sand Point



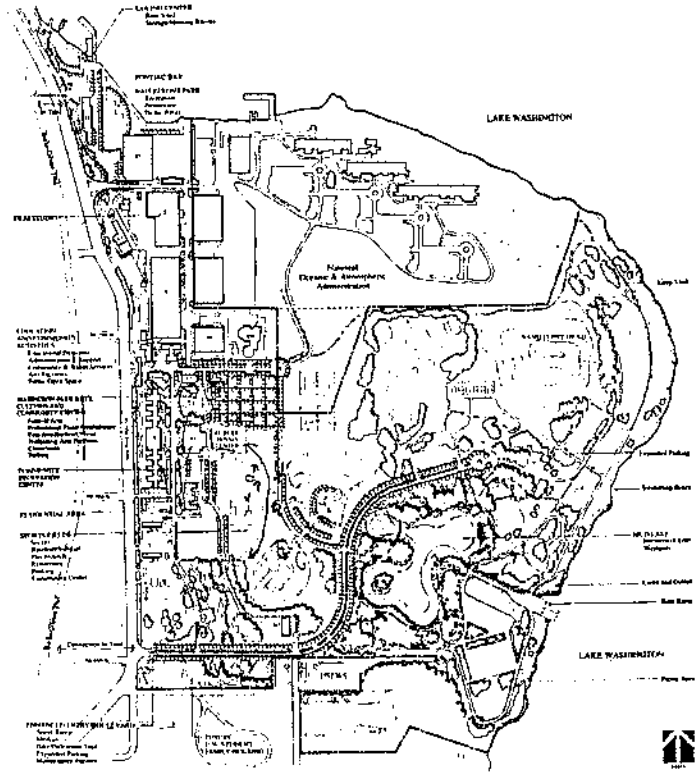
CITY OF SEATTLE "PREFERRED PLAN" 1993
LESS LAND IS DEVOTED SOLELY TO PARK - RELATED USES. ACTIVITIES ARE ORGANIZED ACCORDING TO OWNERSHIP AND ADMINISTRATION.



SAND POINT CITIZENS PLANNING ASSOCIATION "PREFERRED PLAN" 1993. THIS PLAN DIVIDES THE SITE INTO DIFFERENT ACTIVITY ZONES. PARK USES TAKE UP THE GREATEST PORTION OF THE SITE.



CONCEPT 1A
October 1992
RECREATION CULTURE AND EDUCATION
RESIDENTIAL COMMUNITY ACTIVITIES
CONCEPTUAL PLAN SUBMITTED BY SAND POINT COMMUNITY LIAISON COMMITTEE TO THE CITY OF SEATTLE (OCTOBER, 1992)



SITE PLAN - SAND POINT PENINSULA
EDAW and Seattle Planning Department
November 1993
SITE PLAN, SEATTLE PARKS & RECREATION DEPT. DEVELOPED AS PART OF CITY RE-USE PLAN (NOVEMBER, 1993)

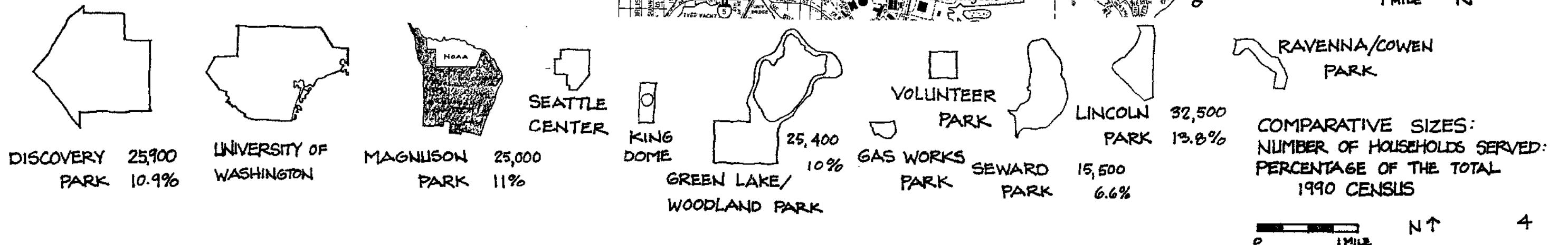
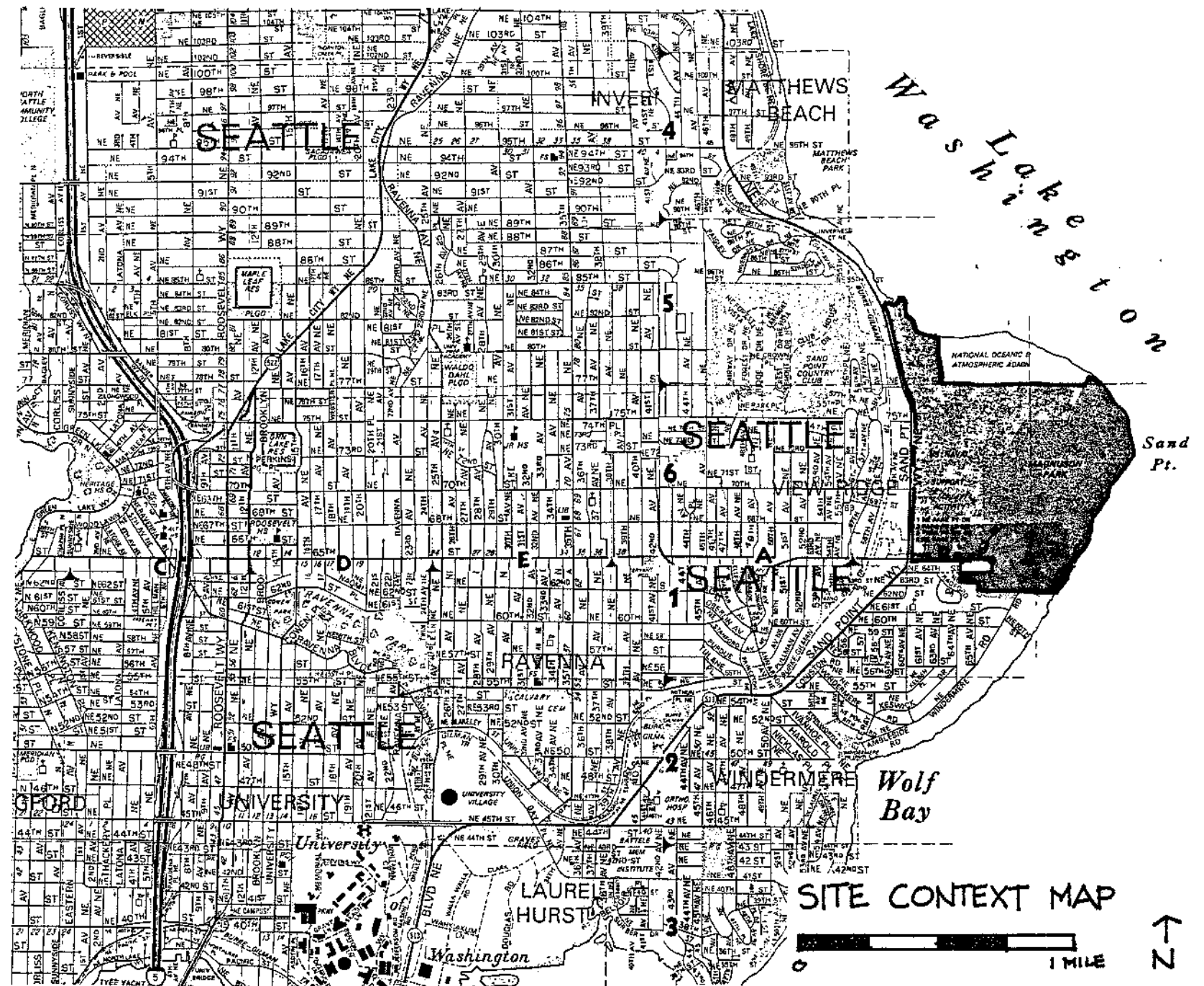
SITE CONTEXT

SITE CONTEXT

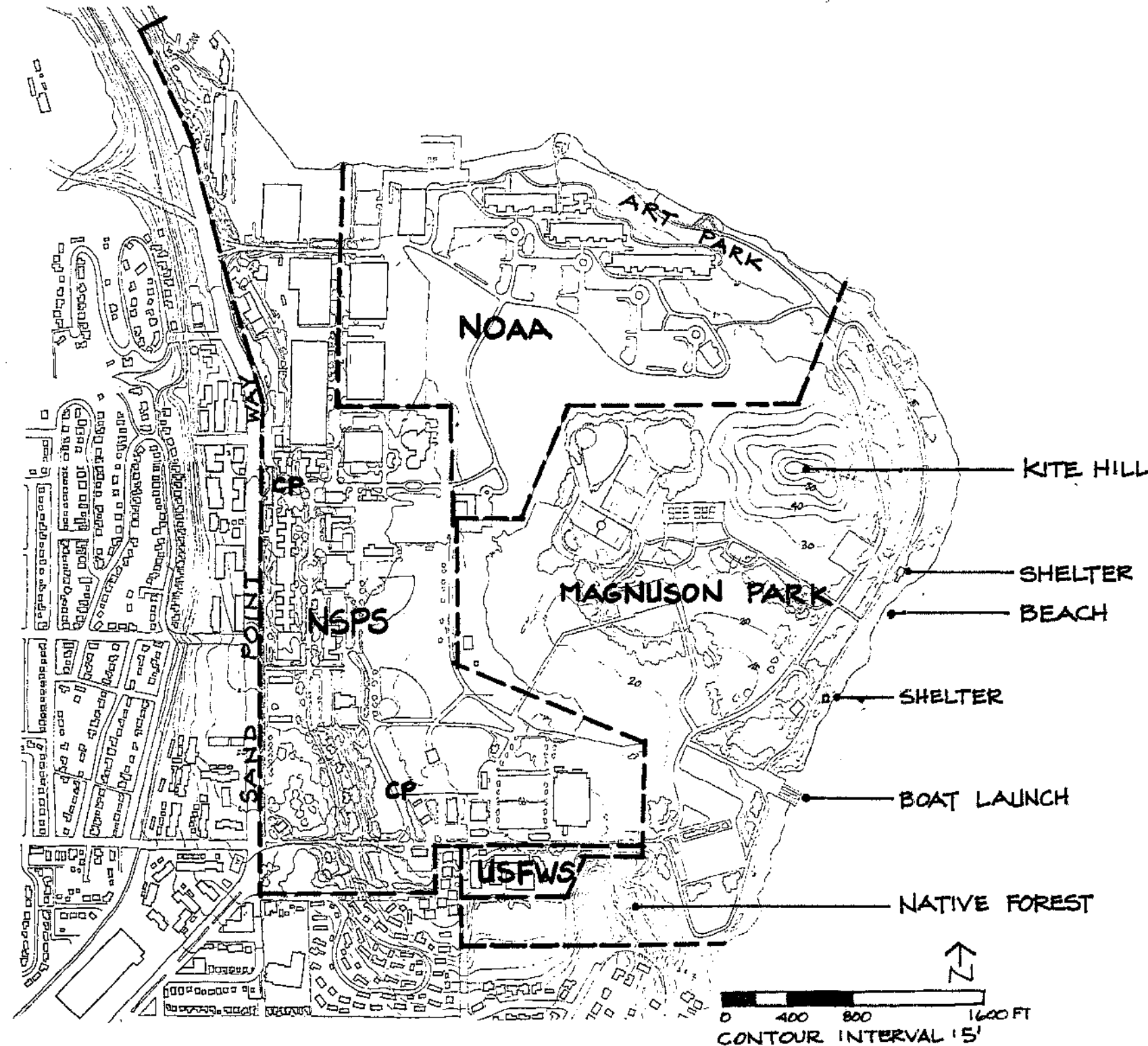
Located in the Northeast quadrant of Seattle, the Sand Point Community comprises Hawthorne Hills, Windermere, View Ridge, Belvedere Terrace, Aviation Heights, Laurelhurst, Inverness, Wedgwood, Matthews Beach, and the Condominium Association (600 housing units). In addition to the study area, this predominantly single-family residential neighborhood has a number of other important land uses: the Children's Hospital/Medical Center, the Battelle Memorial Institute, schools, churches, multi-family developments, strips or pockets of commercial developments, and other institutions usually found in any established community.

The Sand Point Community, specifically the Liaison Committee, has had a long relationship with the study site. This is typical for many Seattle neighborhoods which adjoin major city parks. Some notable examples are the Wallingford/Eastlake/Fremont Neighborhoods with respect to Gas Works Park, the Magnolia Neighborhood with respect to Discovery Park, the Leschi/Mt. Baker/Columbia City Neighborhoods with respect to Seward Park, and the West Seattle/Fauntleroy Neighborhoods with respect to Lincoln Park. Like the study area, these parks have unique characteristics, multiple uses, and are considered by many to be regional parks.

Park stewardship and identification comes about in many ways: with use, in some cases, daily use; as a memory bank, "the place where my children grew up"; thinking of the park as "my backyard", perhaps picking up trash; and by being visually accustomed to seeing the park every day, many times a day, "it's the front yard of my neighborhood".



SITE ANALYSIS



EXISTING SITE CONDITIONS

The Naval Station Puget Sound (NSPS) owns and occupies 150 acres east of Sand Point Way. This NSPS area is fenced, patrolled and entered only through two sentried check points. This controlled access presents an obstacle to reaching certain portions of the study site including buildings, roads, and other amenities.

The National Oceanic and Atmospheric Administration (NOAA) owns the northern 100 acres of the study site. This acreage is semi-secure and has free access from Sand Point Way. NOAA's 3,400 feet of lake frontage has a dock and staging area for research vessels, as well as a popular "Art Park" that stretches along the shore to join Magnuson Park at its eastern edge.

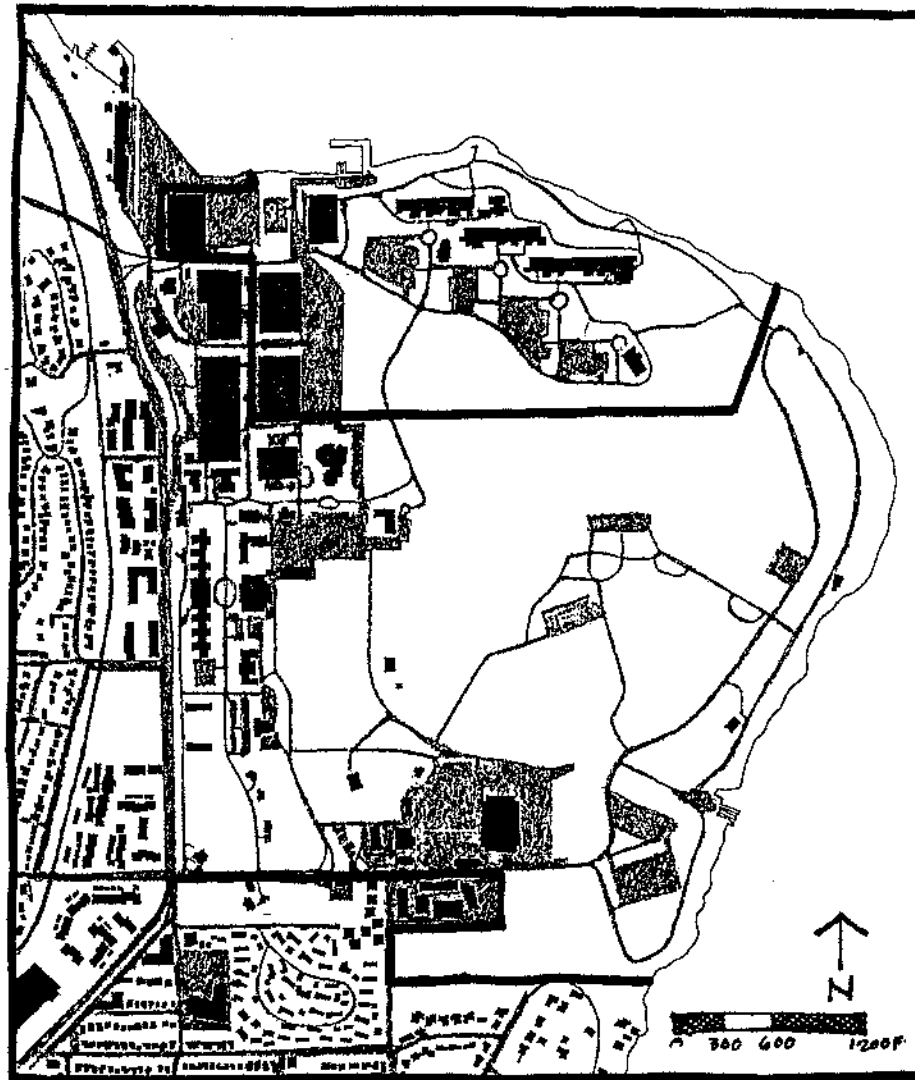
The four acres owned by United States Fish and Wildlife Service (USFWS) on the southern boundary is landlocked. This facility shares the existing south entrance to Magnuson Park and has an access easement to the Lake.

Warren G. Magnuson Park, comprising 195.6 acres with 5,600 linear feet of shoreline, lies southeast of the NSPS and NOAA holdings. The park occupies the major portion of the study site, including the entire eastern shoreline. It has picnic shelters, a swimming beach, a boat launch, and several paved trails. A "kite hill" has been built with fill material and is now vegetated with grass, thistle and wildflowers. This low mound, only 30 feet high, is the only significant topographic feature which occupies this area that was formerly an airfield.

Today, Magnuson Park has several "ruins" or remnants from the 1940's. The Seattle Department of Parks and Recreation reused large portions of the old runway for parking lots (see page 3).

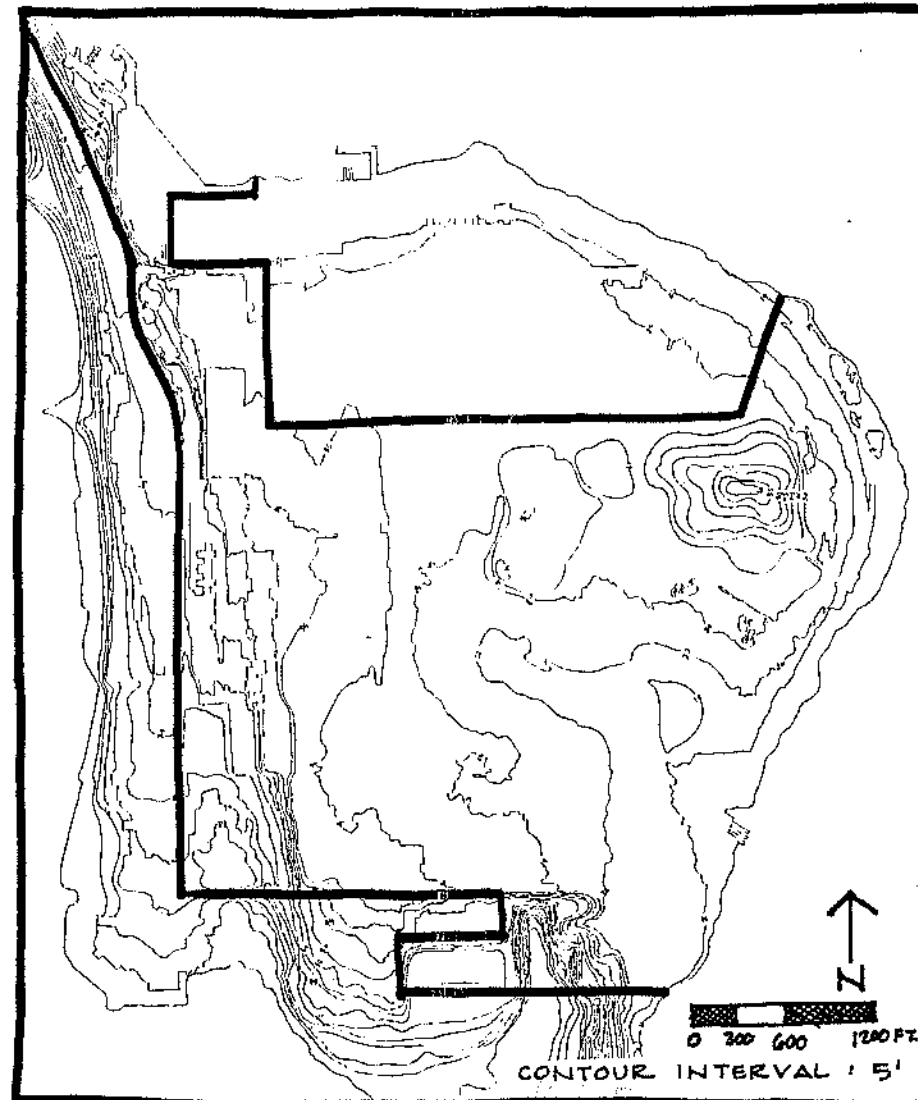
EXISTING SITE CONDITIONS

SITE ANALYSIS



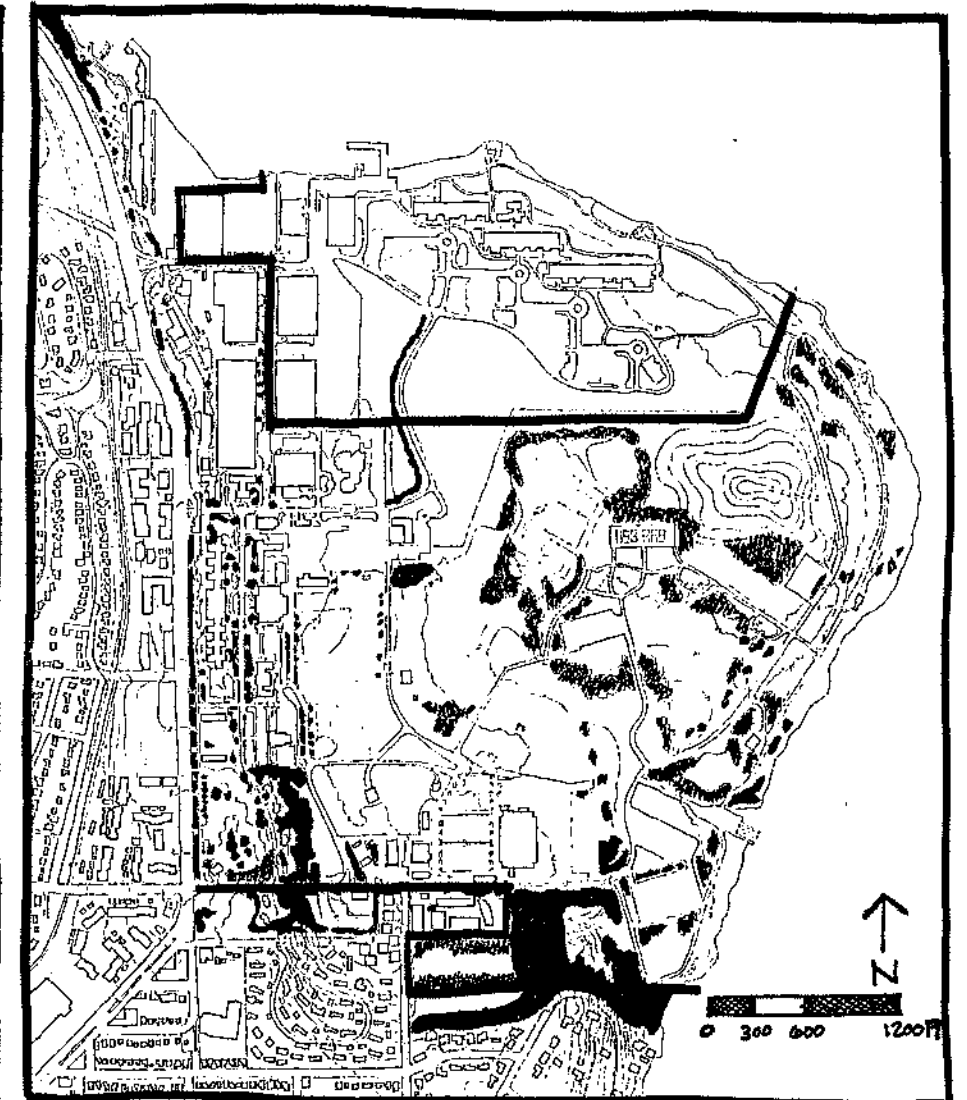
SITE COVERAGE

-  BUILDINGS
-  PAVING



TOPOGRAPHY

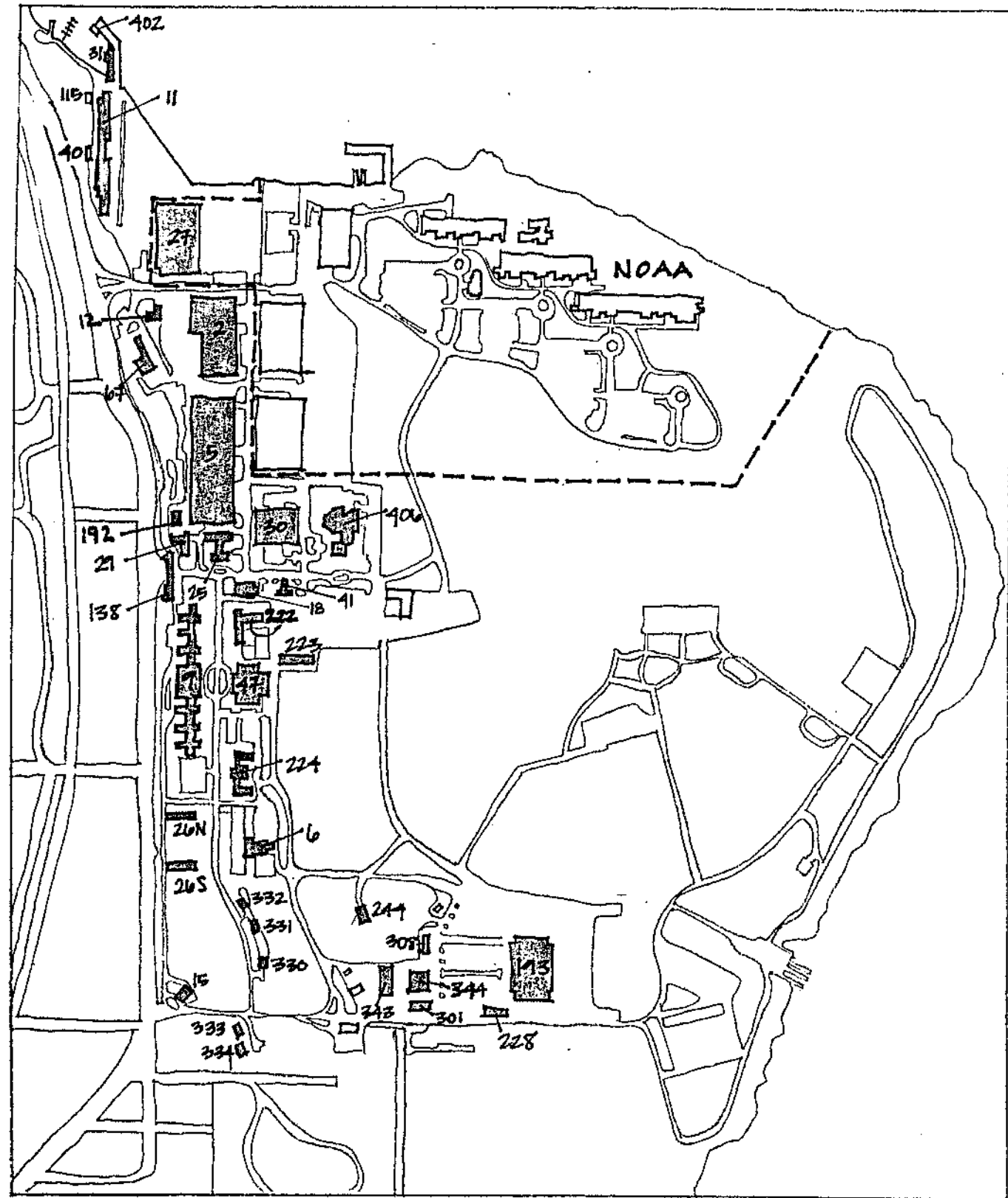
THE TOPOGRAPHY OF THE PARK IS VIRTUALLY FLAT SINCE IT WAS FORMERLY THE AIRFIELD. THE SLOPES BECOME MUCH MORE EXTREME TO THE WEST AND SOUTH.



VEGETATION

-  MATURE GROWTH
-  SCRUB

BUILDING INVENTORY & PROJECTED USES

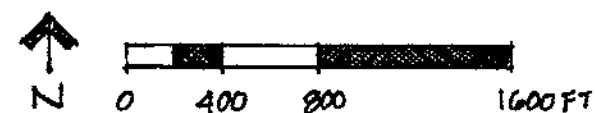


SPCLC VISION OF MAGNUSON PARK - PROPOSED REUSES OF SURPLUS NAVAL STATION BUILDINGS
PREPARED BY RICHARD HARG ASSOCIATES, INC. - DECEMBER 1994

BUILDING NUMBER	SQUARE FOOTAGE	CURRENT USE	CITY PROPOSED USE	SPCLC PROPOSED USE
2-U	144,232	MARINE CORPS TRAINING	MOVIE STUDIO	MOVIE STUDIO
5-U	417,467	WAREHOUSE	BAY A: POTTERY NW BAY B: SHEDHOUSE BAY C: SEATTLE CONSERVATION BAY D: U OF W STORAGE	BAY A: POTTERY NW BAY B: SHEDHOUSE BAY C: SEATTLE CONSERVATION BAY D: ARTIST STUDIOS, CHILDREN'S MUSEUM, CULINARY INSTITUTE, TRADE SCHOOLS, ART INSTITUTE, MASSAGE SCHOOL, NATUROPATHY SCHOOL, FOUNDRY, LABORATORIES
6	10,796	BOWLING ALLEY	DEMOLISH	DEMOLISH
9-H	223,516	ENLISTED BARRACKS, GALLEY, MEETING ROOMS	HOUSING FOR HOMELESS	HOUSING FOR HOMELESS
11-U	59,206	PUBLIC WORKS/SHOP	BOATING CENTER	BOATING CENTER: CLASSROOMS, OFFICES, REPAIR SHOP
12	5,653	BOILER PLANT	-	GALLERY, FOUNDRY
15	3,268	HOBBY SHOP	DEMOLISH	DEMOLISH
18-H	14,137	FIRE STATION	EXHIBITS, ADMINISTRATION	"FIREHOUSE CAFE" AND GALLERY IN GARAGE SPACE; OR ARTS CENTER ADMINISTRATION; ADULT DAYCARE
25-U	27,892	ADMINISTRATION	MONTESSORI SCHOOL	MONTESSORI SCHOOL, DAYCARE
26N,5-H	83,958	OFFICER'S QUARTERS	HOUSING FOR HOMELESS	HOUSING FOR HOMELESS
27-U	114,617	RESERVE TRAINING	NORR	NORR/DEMOLISH
29-U	33,744	DISPENSARY	CLASSROOMS FOR NORTH SEATTLE COMMUNITY COLLEGE	CLASSROOMS FOR NORTH SEATTLE COMMUNITY COLLEGE OR ADULT DAYCARE
30-H	80,066	ADMINISTRATION	SAND POINT ARTS AND CULTURAL EXCHANGE	ARTS & CULTURAL SPACE: PERFORMANCE SPACES, PRACTICE ROOMS, STUDIOS, POSSIBLE DESIGN CENTER
41-H	2,030	FORMER GAS STATION PASS/ID	EXHIBITION	INFORMATION CENTER OR YOUTH CENTER
47-H	50,060	RECREATION FACILITY/GYM/ MOVIE THEATER	COMMUNITY CENTER/ THEATER	RECREATION/SPORTS CENTER, THEATER
67	33,720	GARAGE	FIRE DEPARTMENT TRAINING CENTER	DEMOLISH
138-H	12,806	SECURITY GATE	-	ADULT DAYCARE, MILITARY MUSEUM/ MEMORIAL OR VETERANS CENTER
192	4,800	ADMINISTRATIVE	ADULT DAYCARE	ADULT DAYCARE
193	93,334	COMMISSARY	DEMOLISH	DEMOLISH
222	30,126	ADMINISTRATIVE	DEMOLISH	DEMOLISH
223	9,060	FAMILY SERVICE CENTER	DEMOLISH	DEMOLISH
224	38,264	ENLISTED BARRACKS	HOUSING FOR HOMELESS	HOUSING FOR HOMELESS
330-H	6,390	OFFICER FAMILY HOUSING	GROUP HOME FOR HOMELESS YOUTH	MOVE
331-H	6,233	OFFICER FAMILY HOUSING	GROUP HOME	MOVE
332-H	6,233	OFFICER FAMILY HOUSING	GROUP HOME	MOVE
406	29,270	THE BRIG	SENIOR CENTER	WGM COMMUNITY CENTER

*'H' DENOTES BUILDINGS OF HISTORICAL SIGNIFICANCE

*'U' DENOTES BUILDINGS OF UNDETERMINED HISTORICAL SIGNIFICANCE



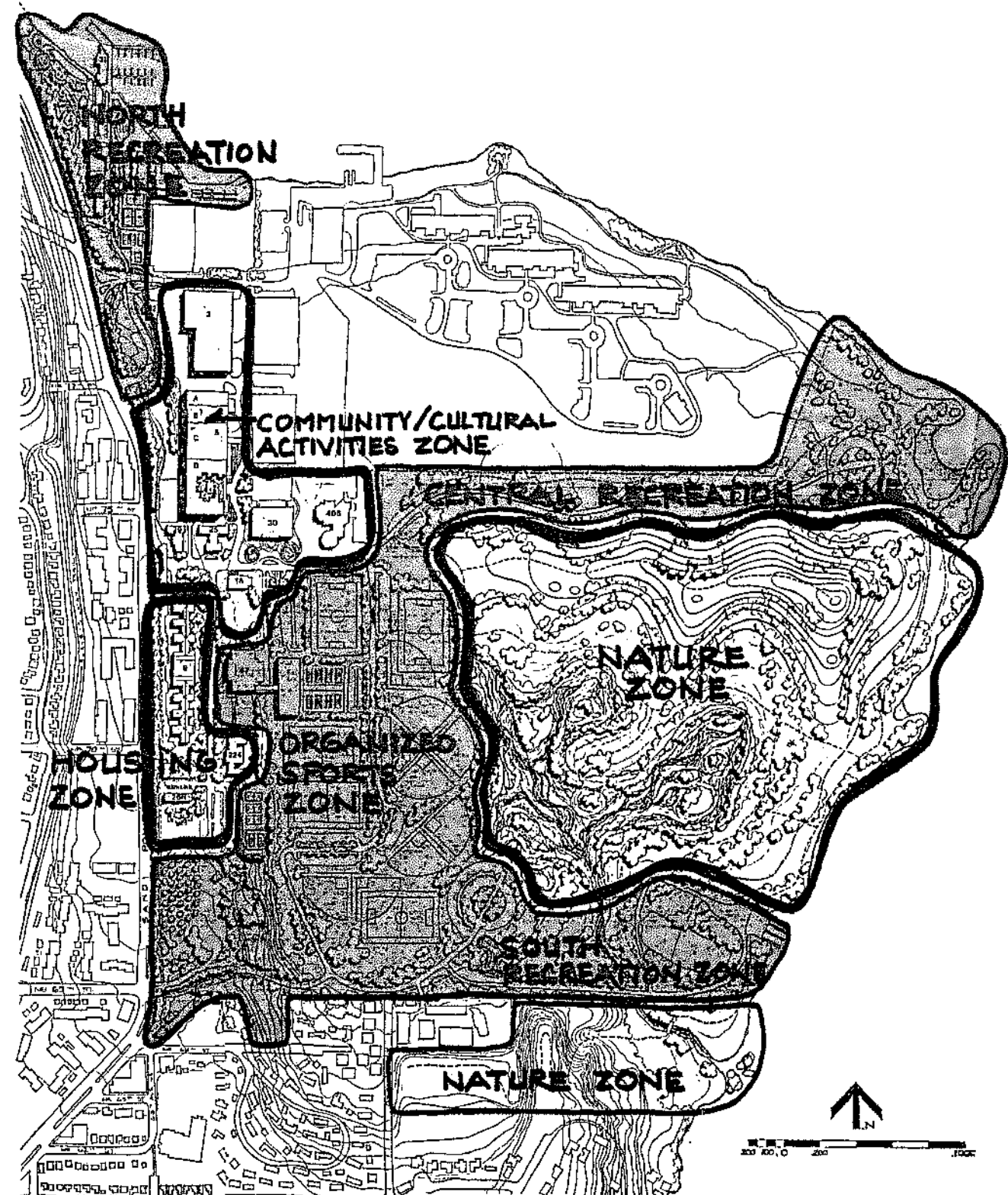
PLANNING CONCEPT

THE DENSE PACK CONCEPT

The "Dense Pack" concept creates seven intense activity zones for ease of circulation and economy of available space: North Recreation, Community/Cultural Activity, Central Recreation, Organized Sports, Nature, South Recreation, and Housing. Each distinct zone may be enlarged or contracted without losing the integrity of the Dense Pack Concept.

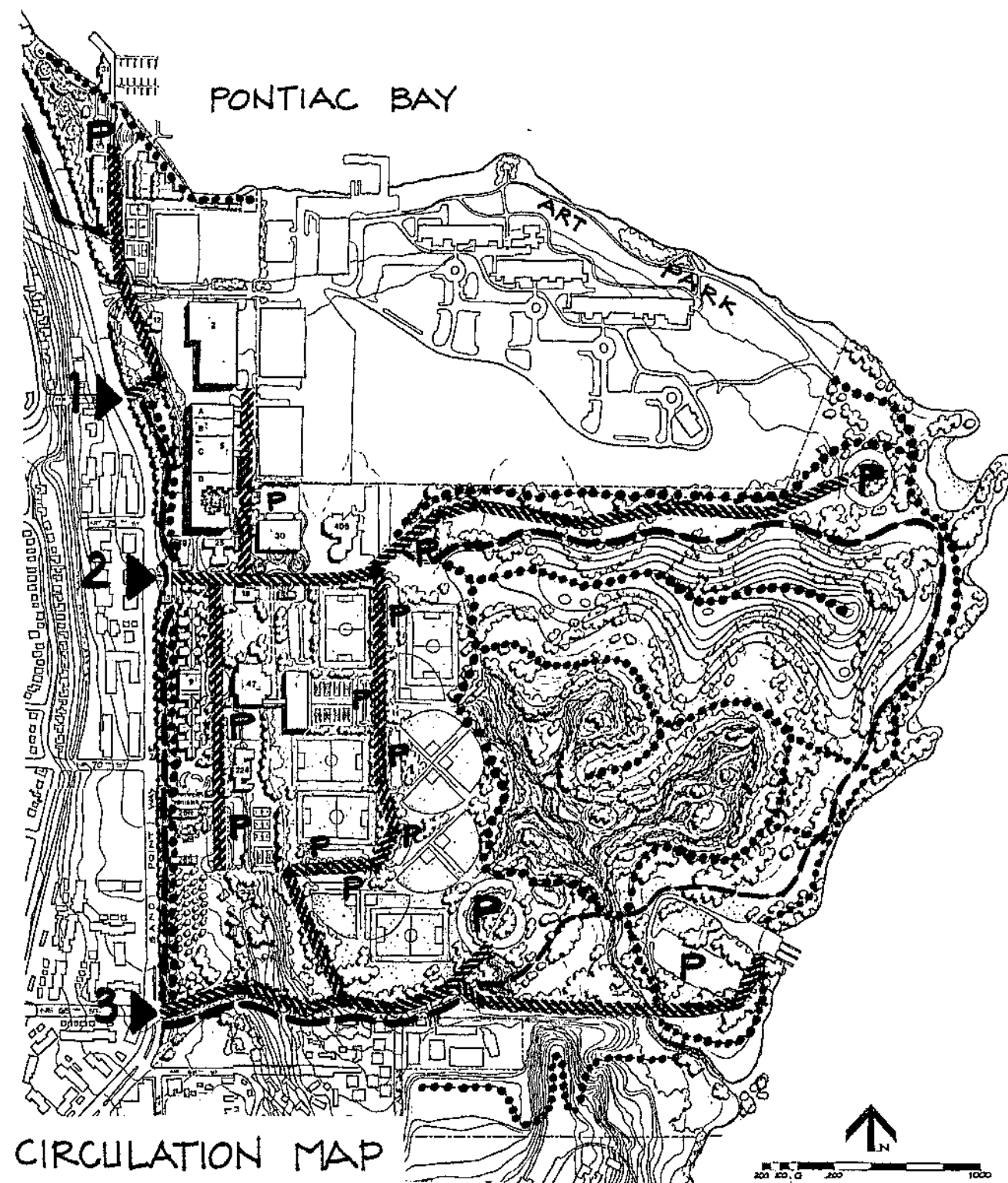
The COMMUNITY/CULTURAL ACTIVITY ZONE is the "resuscitated heart" of the vision for Magnuson Park and is connected to the main circulation artery and gate. The ORGANIZED SPORTS ZONE provides a spacious green buffer between the NATURE ZONE and the HOUSING ZONE, thus preserving the integrity of each.

The NATURE ZONE is an area of rich and diverse habitat with only minimal passive development and incursion. Topographic manipulation of the site extends to the reconfiguration of the shoreline and re-establishment of wetlands and Mud Lake. Mounts are created using the rubble and fill collected from other areas of the site. Disruptive roads, parking lots, sports fields, and other elements detrimental to the processes of nature are reconfigured to form a cohesive RECREATION ZONE.



CONCEPTUAL ZONES

CIRCULATION



CIRCULATION MAP

LEGEND:

- ▶ ENTRANCE
- BICYCLE CIRCULATION
- PEDESTRIAN CIRCULATION
- //// AUTOMOBILE ACCESS
- P PARKING

PROPOSED CIRCULATION IMPROVEMENTS

Access to the site occurs at three (3) points from Sand Point Way.

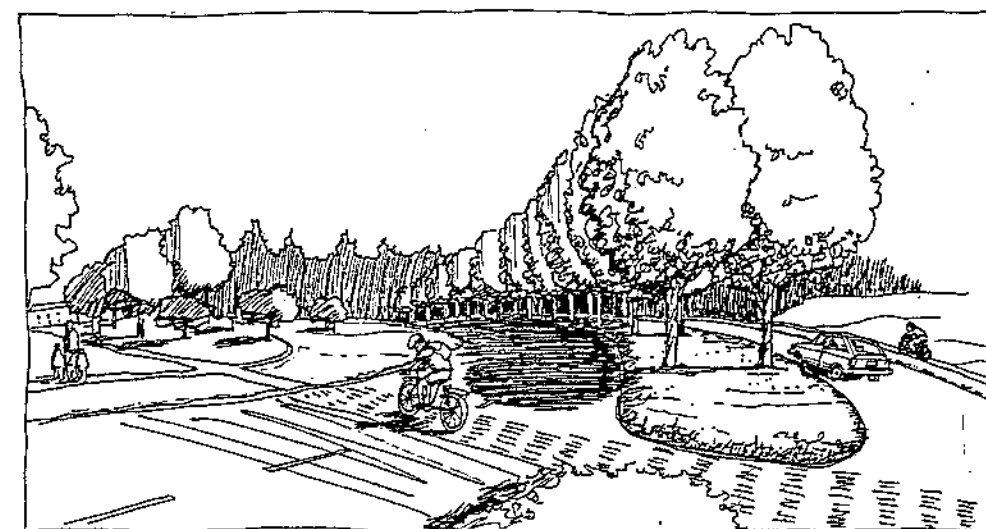
1. The New North Entrance is planned opposite NE 77th Street for local access to the NORTH RECREATION ZONE (Pontiac Bay).
2. The Central Entrance, the current main entrance to the Naval Station, becomes the primary entrance to the COMMUNITY/CULTURAL ACTIVITY ZONE, the ORGANIZED SPORTS ZONE, the CENTRAL RECREATION ZONE (including the Beach), and the HOUSING ZONE.
3. The existing South Entrance provides access to the ORGANIZED SPORTS ZONE, the SOUTH RECREATION ZONE, the USFWS, the south parking lot, and the boat launch.

Separation of vehicular, bicycle, and pedestrian circulation is highly desirable. A proposed bike lane and foot path along NE 65th Street joins the Burke-Gilman Trail to the South Entrance. Limited foot paths penetrate the NATURE ZONE. The proposed bike-trail loop through Magnuson Park also serves maintenance and security needs.

A new path shared by bicyclists and pedestrians follows a wide right-of-way that parallels Sand Point Way from the South Entrance to Pontiac Bay. A proposed tunnel under Sand Point Way completes the loop back to the Burke-Gilman.

The proposed north parking circle near the new beach will provide more convenient access to the trailhead of NOAA's Art Park than currently exists.

Circulation and parking in the COMMUNITY/CULTURAL ACTIVITY ZONE and in the HOUSING ZONE take advantage of existing pavement.



SOUTH ENTRANCE

SITE DESIGN

A VISION OF MAGNUSON PARK

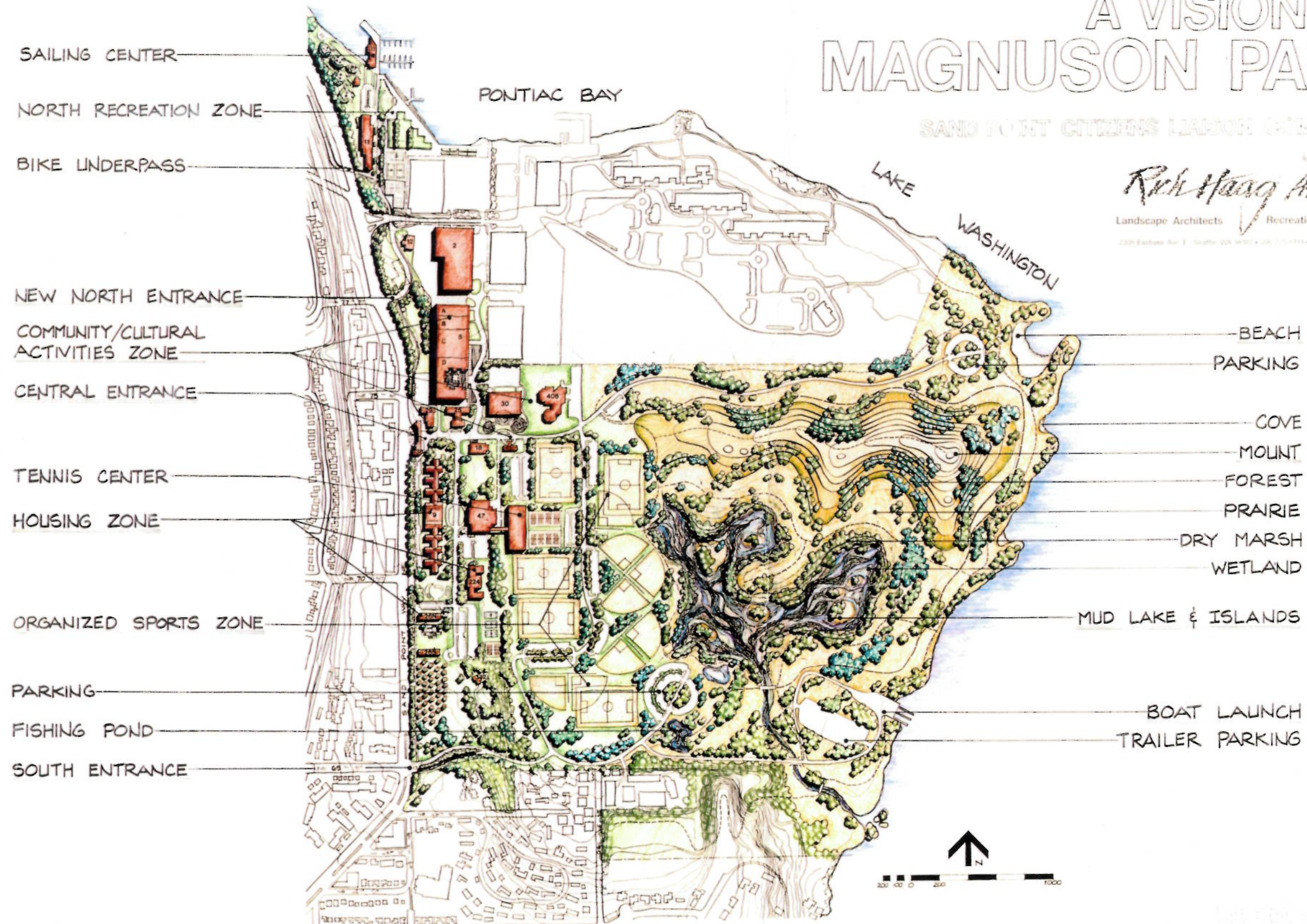
FOR THE
SAND POINT CITIZENS LIAISON COMMITTEE

AS PREPARED BY

Rick Haag Assoc

Landscape Architects Recreation/Urban Planners

2200 Eastlake Ave. E. Seattle, WA 98102 • 206.325.8119 • FAX 206.325.8122

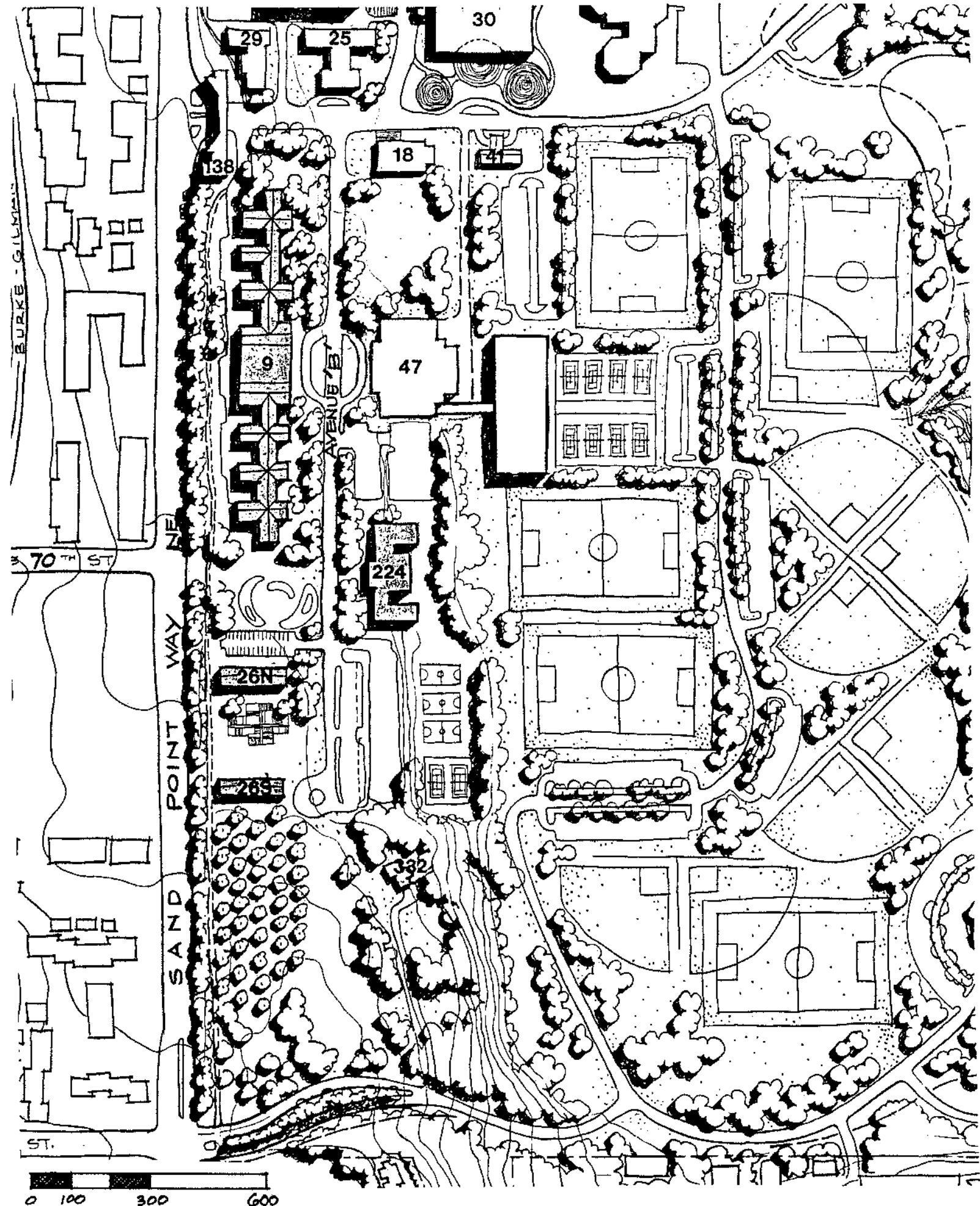
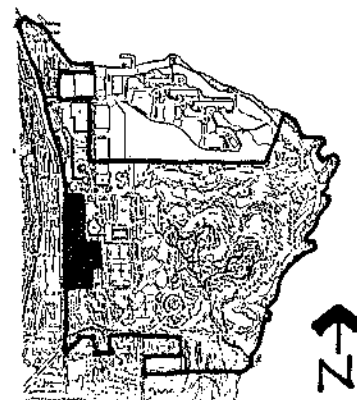


HOUSING ZONE

HOUSING ZONE

The Federal McKinney Act requires that housing for the homeless be given first priority on Federal surplussed property. The Liaison Committee supports the use of Buildings 9, 224, 26N, and 26S, for transitional housing for homeless families. It is preferred that this transitional housing for the homeless be limited to 200 units with a maximum of 250.

Avenue "B", with appropriate design intervention such as the introduction of family-friendly features, lighting, landscaping, can become a street of dreams.



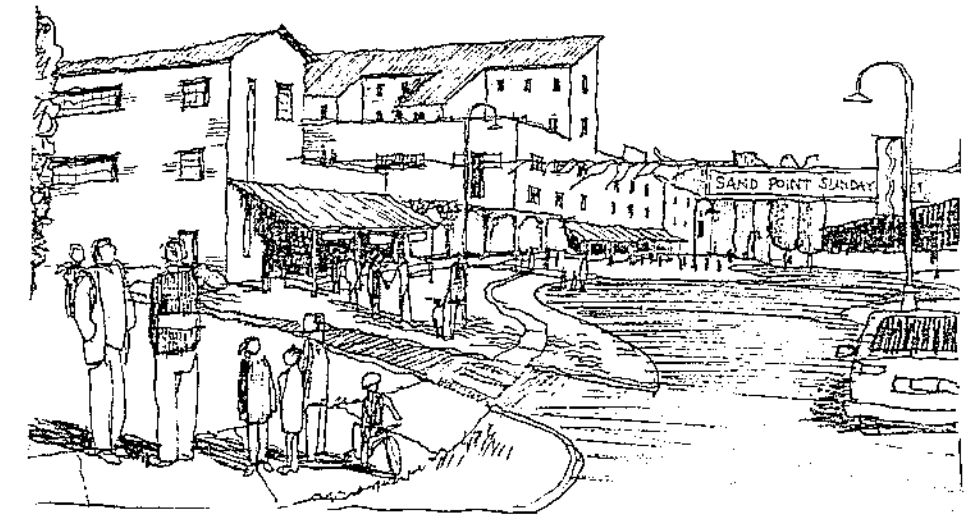
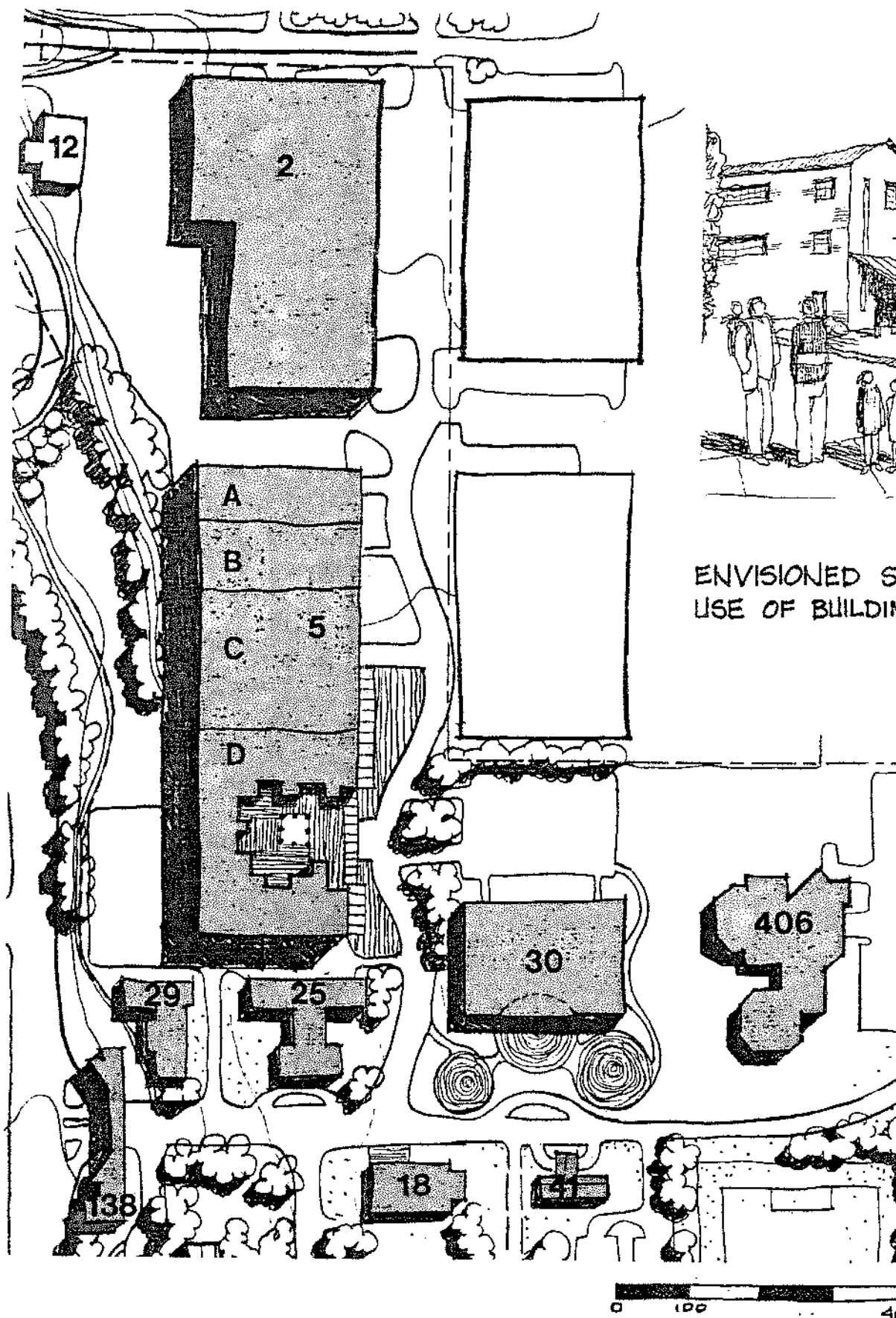
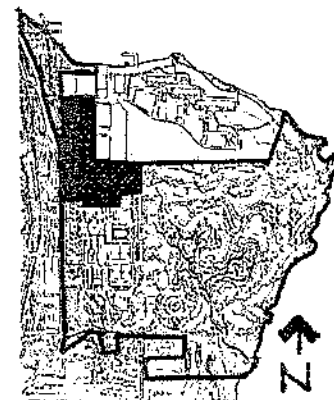
COMMUNITY/CULTURAL ACTIVITY ZONE

COMMUNITY/CULTURAL ACTIVITY ZONE

The concentration of large Navy-surplus buildings in this zone presents a great opportunity for the City of Seattle. The Liaison Committee's Vision for the adaptive uses of these buildings as the structural "heart" will transform Magnuson Park into a regional, multiple use park. We must seize this opportunity to leave a priceless and sustainable legacy for future generations. The management concept for the COMMUNITY/CULTURAL ACTIVITY ZONE is based on a public-private partnership: a citizens foundation. The Warren G. Magnuson Center for Lifelong Learning is the institution that will play this vital role. The WGM Center concept is modeled on the success of Fort Mason in San Francisco, the Pennsylvania Avenue Development in Washington, D.C., and the Fort Worden State Park in Port Townsend, Washington.

The WGM Center will be located in Building 406. Other community and cultural activities including social and recreation programs, especially for specific populations such as seniors and teens, can be housed here.

The Liaison Committee, after much study and deliberation, recommends preferred uses for other buildings within this zone (refer to chart on page 7). This proposed consolidation of compatible and complimentary functions will ensure a "critical mass" that will nurture the COMMUNITY/CULTURAL ACTIVITY ZONE.



ENVISIONED STREET & ADAPTIVE
USE OF BUILDING #5

ORGANIZED SPORTS ZONE

ORGANIZED SPORTS ZONE

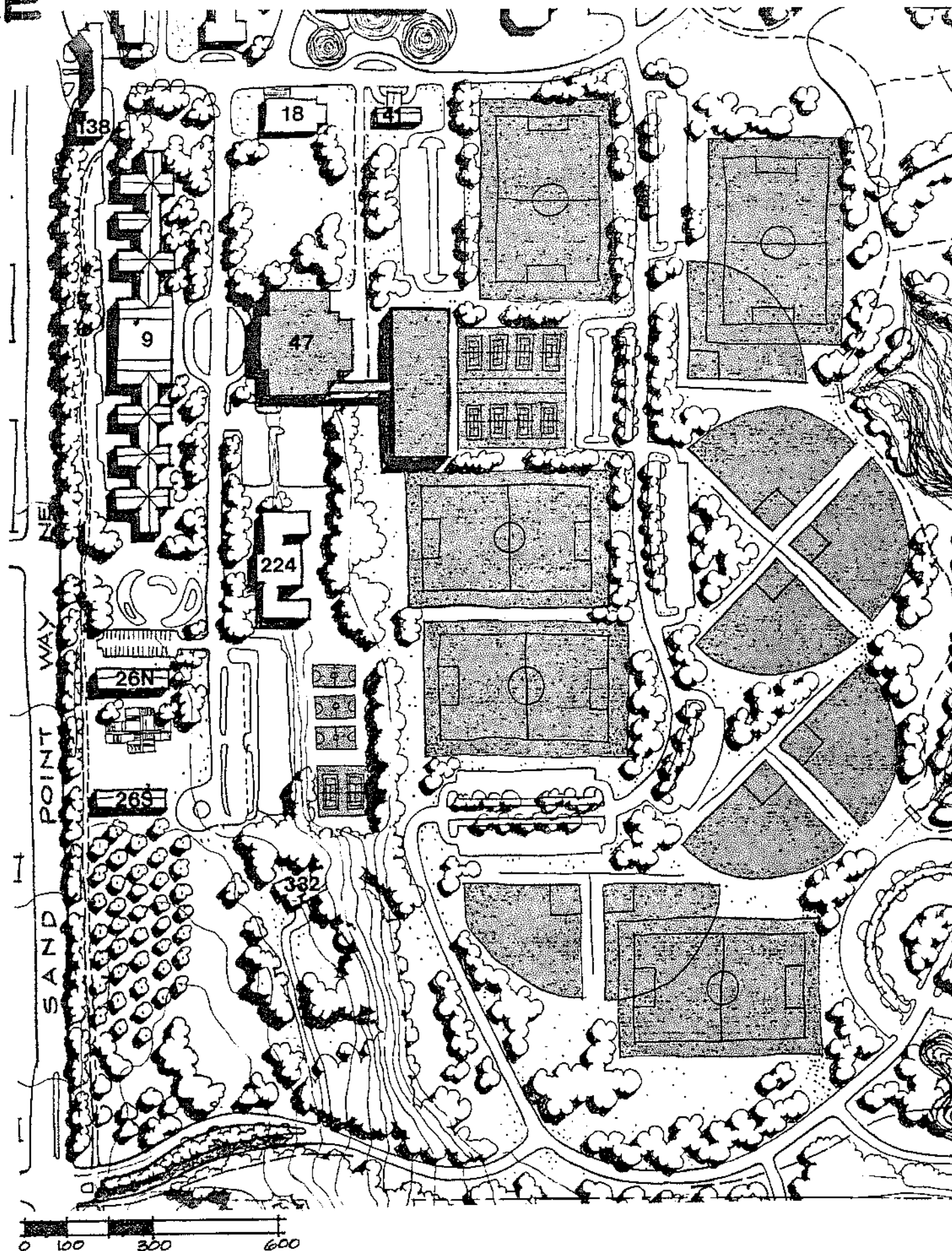
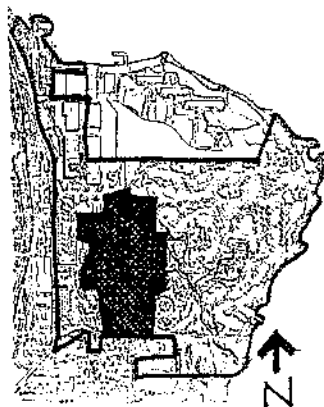
The 1995 consolidation of properties demands a review and redesign of previous planning efforts. The topology, topography, and size of the enlarged park site separates the proposed recreation zones into the Sports Field Zone, Tennis Center, the North Recreation Zone (page 14), the Beach (page 16), and the Boat Launch (page 16).

Sports Field Zone

The logic of consolidating these fields with close proximity to the South and Main Entrances is self-evident. The proposed arrangement results in a more efficient use of available land. Additionally, user access whether by vehicle, bicycle, or foot, is improved. Proximity to housing, ease of management and maintenance are other notable benefits of this arrangement. Finally this consolidation removes athletic activities from the NATURE ZONE, enhancing the user's opportunity to experience undisturbed "wild" nature.

Tennis Center

A first class, state-of-the-art Tennis Center with six indoor, four convertible, and four outdoor courts is highly desirable. If designed and managed properly, the Center can be self-supporting. This proposal would site the Tennis Center east of Building 47. An infra-structure, structural, and spacial analysis should be factored into this decision to couple this Center with Building 47.

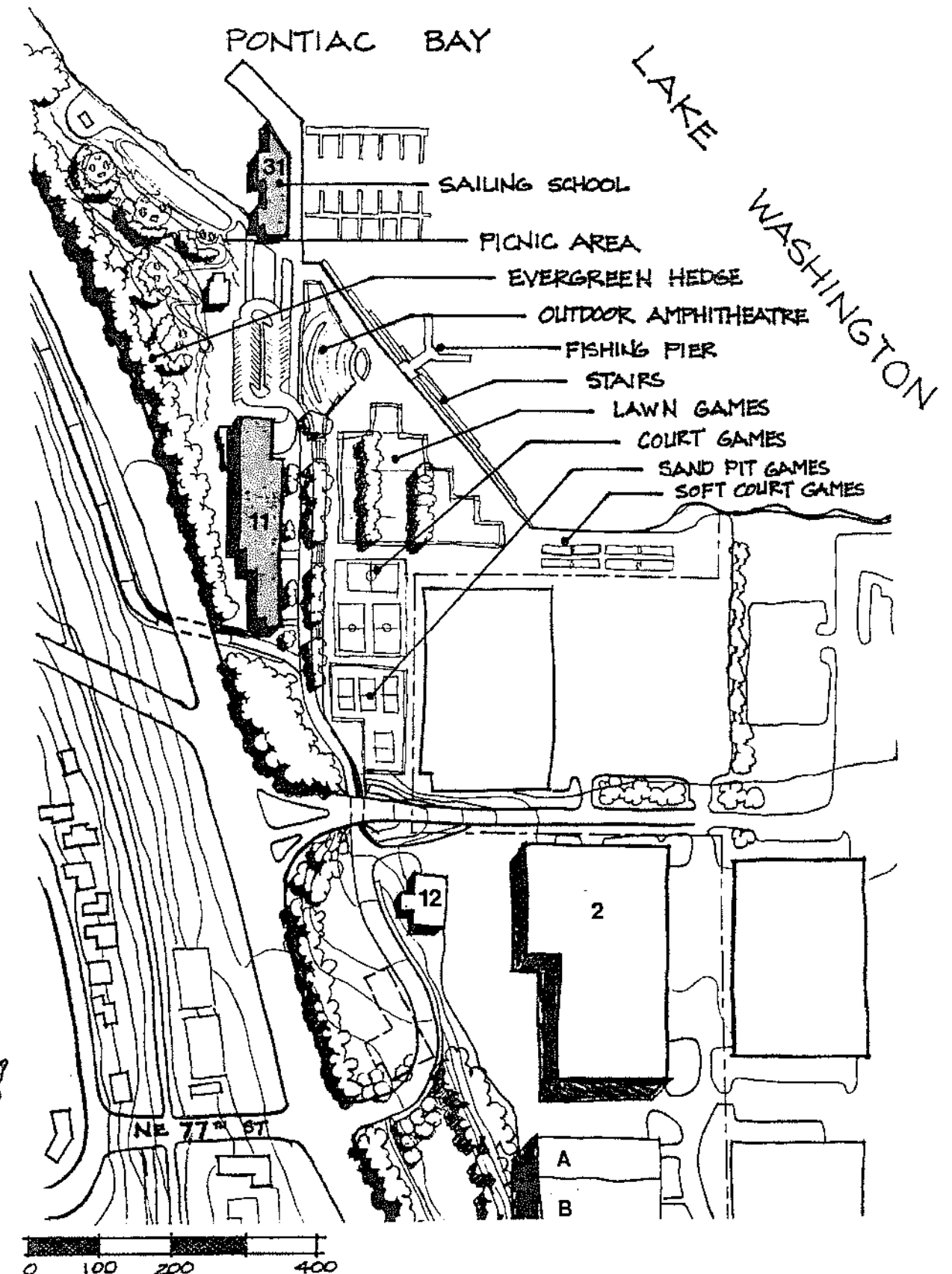
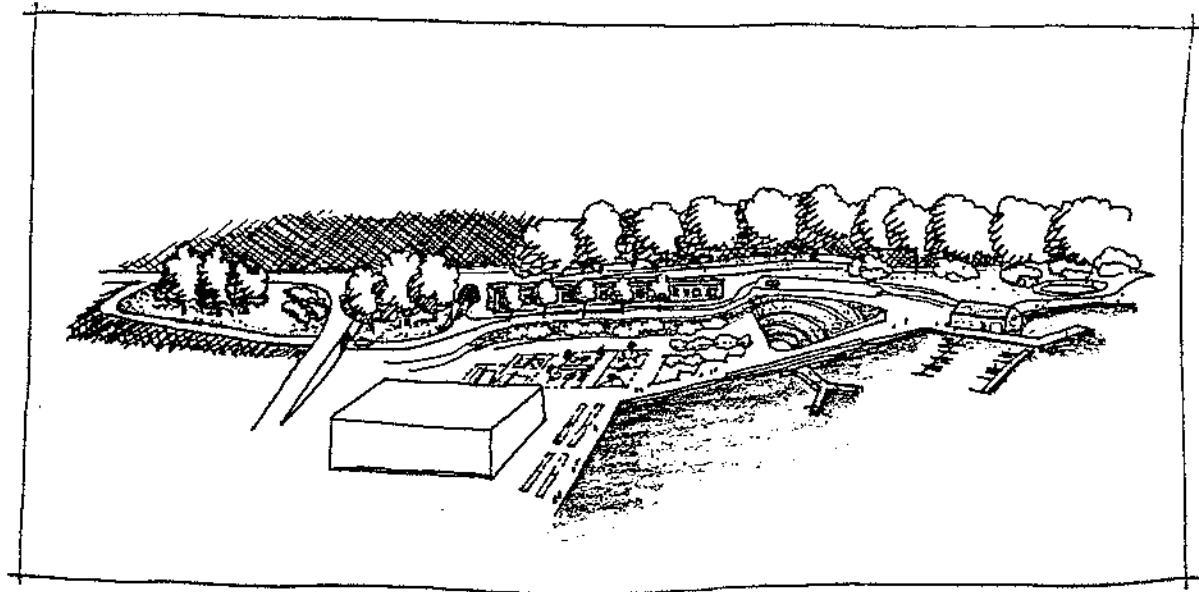


NORTH RECREATION ZONE

NORTH RECREATION ZONE

This area is a potential park unto itself. With 1,650 lineal feet of protected lakeshore, grandfathered piers, covered moorage, 21 acres of flat concrete and a grassy slope, it is waiting to be discovered. A new local access entrance for recreation and service from Sand Point Way is proposed opposite N.E. 77th Street. Primary uses will continue to be centered on non-motorized small boat activities. Other complementary uses are single and group picnicking with tables and grills terraced into the slope. A proposed dense planting of broad-leaved evergreens will calm the energy of Sand Point Way.

The concrete "deck" is a perfect base for the super-imposition of hard court games--tennis, basketball; soft court games--lawn bowling, badminton, croquet, bocce ball; and sand court games--horseshoes, beach volleyball. A public access promenade along the waterfront to connect with the Art Park may be negotiated with NOAA.



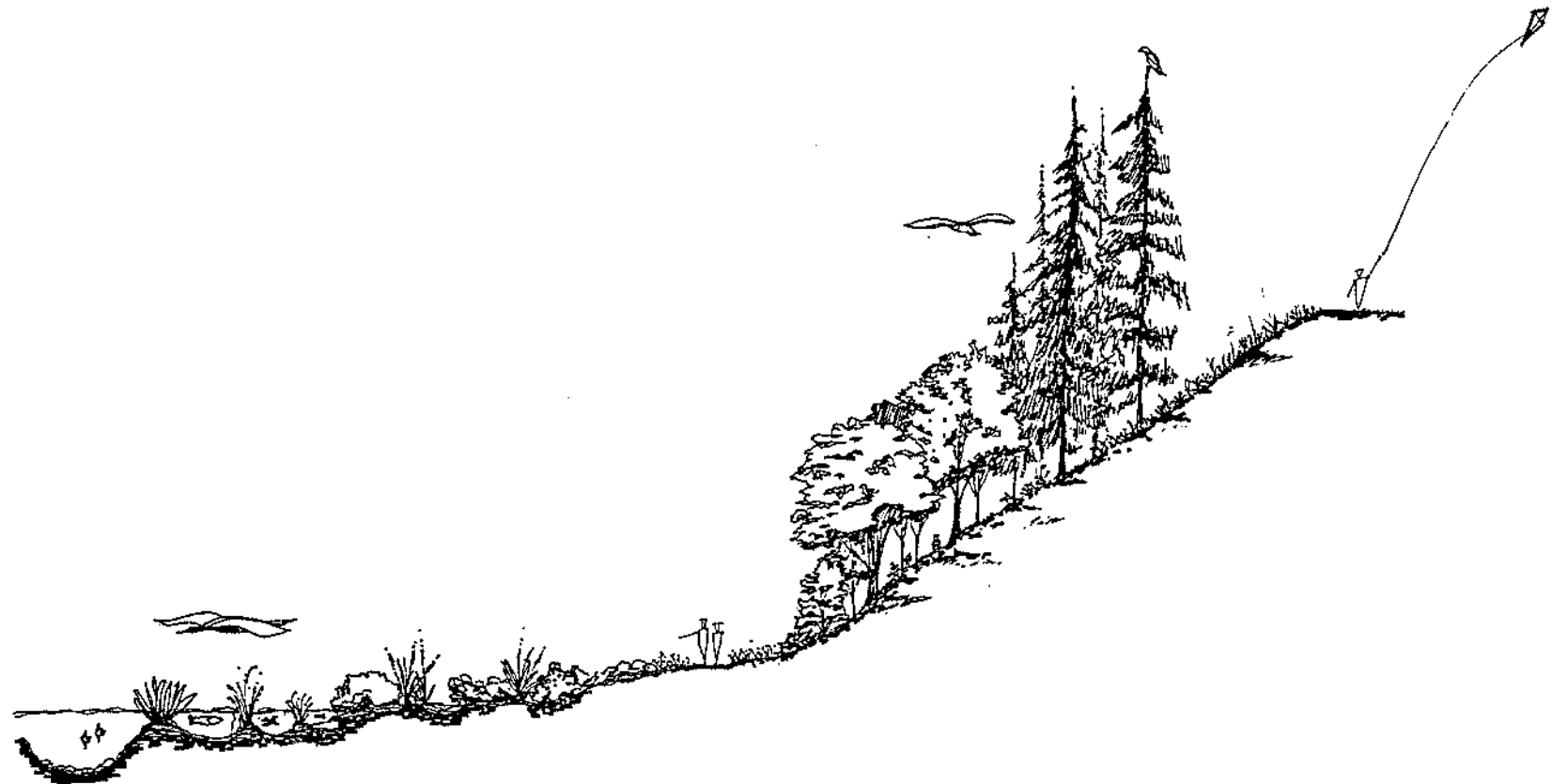
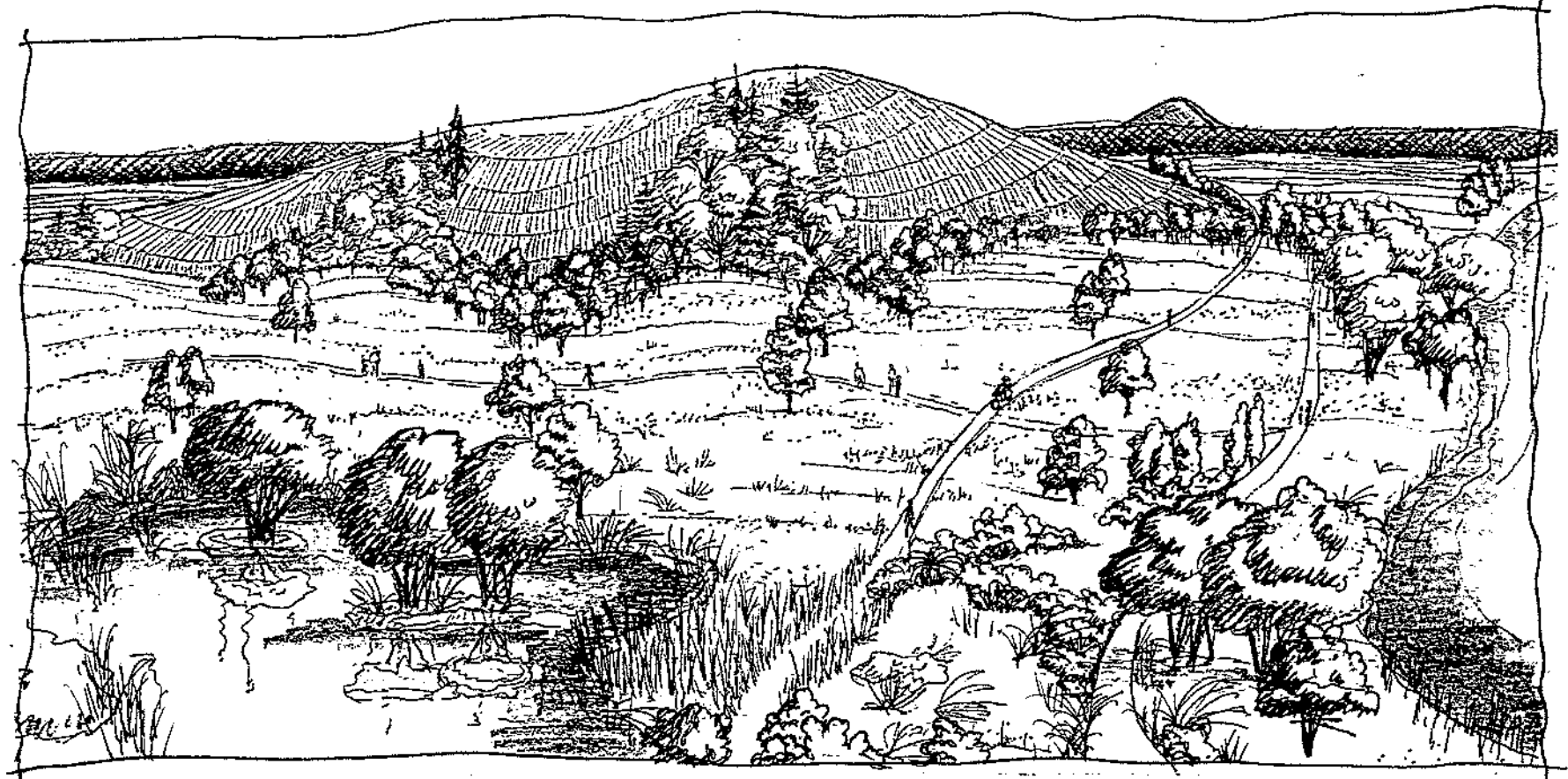
NATURE ZONE

NATURE ZONE

Mud Lake and the Mount

It is fitting that this natural ice-age feature be reconstructed and revered by the Liaison Committee plan. These elements are opposites yet complementary. With the sensitive intervention of our finest ecologists, they can be combined to create a spectrum of biodiversity unmatched in Seattle.

The now dormant web of life is anxious to spread through every niche, from the deepest depression of restored Mud Lake, to the highest wind swept slopes of the Mount. The run-off from the acres of pavement, roof tops, and sports fields will be collected, bio-filtered and released through Mud Lake. The reestablishment of the Mud Lake salmon run will be reward enough.



SPECIAL FEATURES

SPECIAL FEATURES

Picnicking: Facilities for families, school and church groups will tend to be clustered near the parking circles and other parking lots.

Parking Circles: Two (2) locations - this form has functional and aesthetic advantages over the conventional "shopping center" configuration. The North circle gives access to the NOAA Art Park trail and the beach. The South circle is super-imposed over the wasteland resulting from the demolition of Building 193 (see page 10).

Boat Launch: This important feature is retained in situ. The proposed parking plan is more efficient than the existing (see page 10).

Composting Center: A discrete, well-managed facility will serve the community in two ways. It will divert yardwaste from overflowing landfills, while yielding a valuable amendment to the heavy infertile soils in the park.

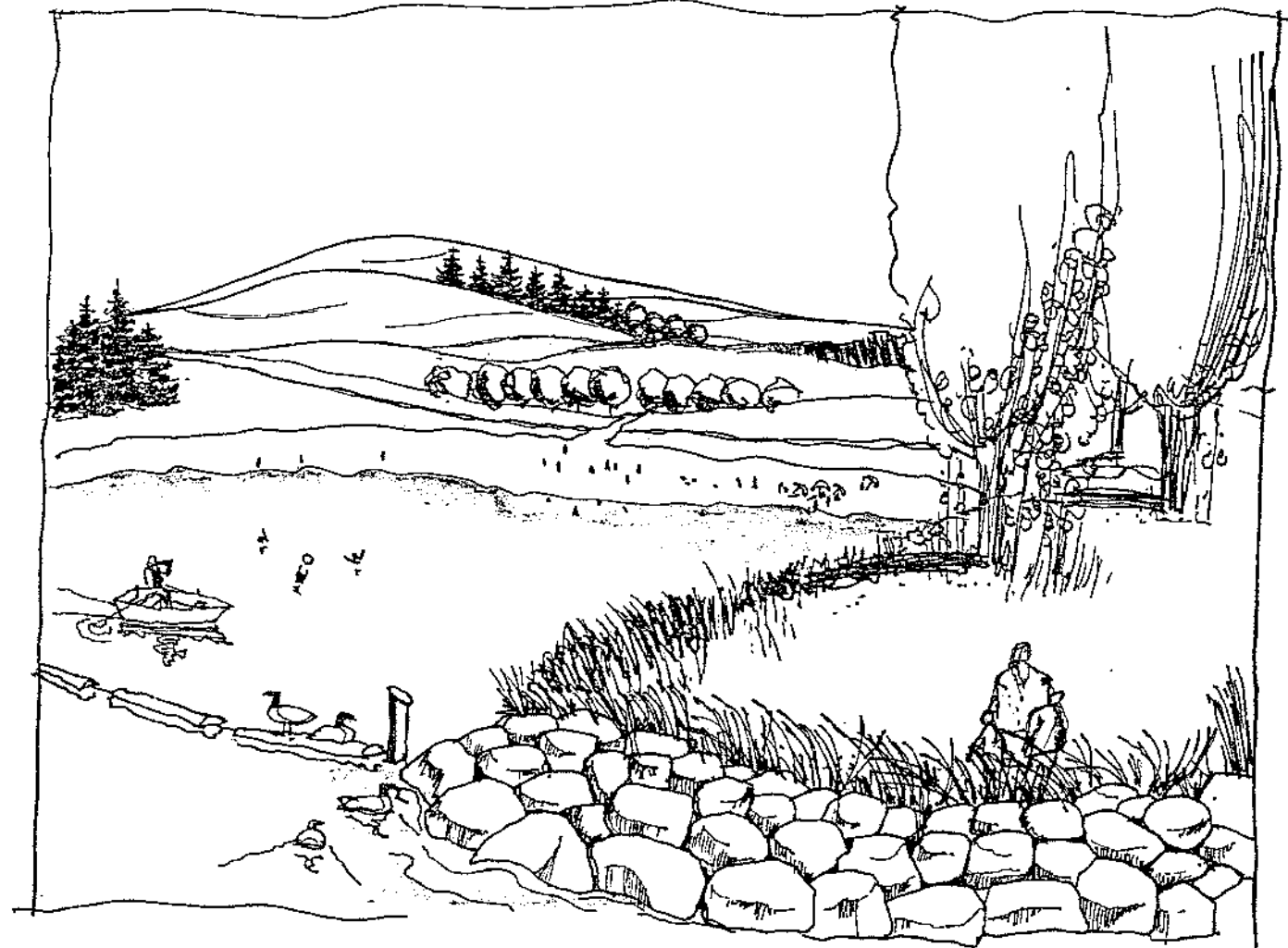
Fishing Pond for the Disabled Angler: This feature is designed to meet the Americans With Disabilities Act (ADA) standards. It could be well-stocked with trout and managed by the USFWS. USFWS could also provide the water from their facility.

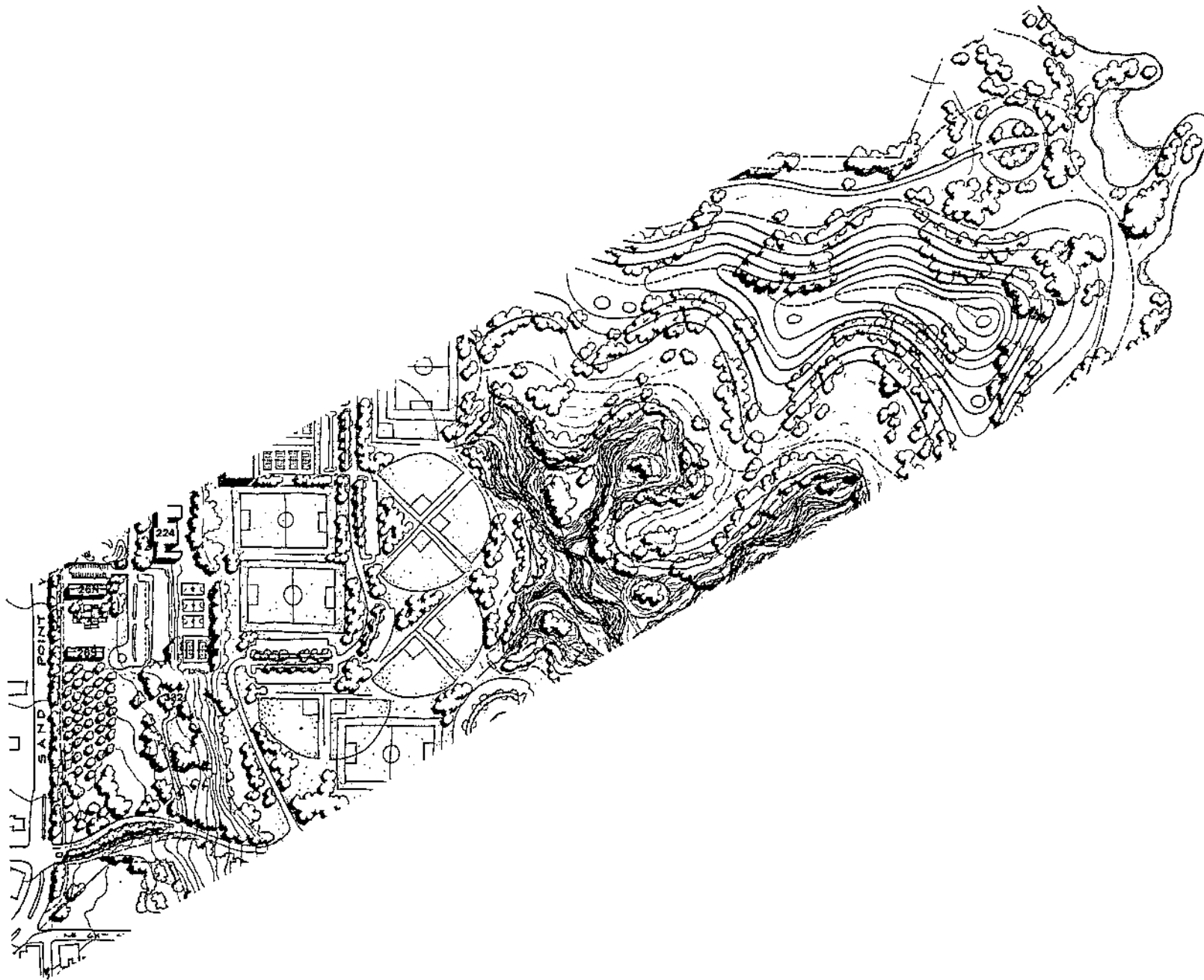
The Mount: This new topographic feature rises in prominence to define and overview Magnuson Park and the reaches of Lake Washington, Mt. Baker, and Mt. Rainier views. The non-recyclable waste from the demolition of existing on-site buildings (see page 7) and pavement will form the base. Earth from the Mud Lake excavation will be selectively layered over the base to maximize the biological and aesthetic potential. The final form will evolve from this process.

Islands: The plan proposes the creation of islands in Mud Lake and Lake Washington for important habitat sanctuaries and bird nesting sites.

Playgrounds: The plan envisions playgrounds for small children in several strategic locations.

Beach: Existing site and climatic conditions determined that the Swimming Beach should be "notched" into the northeastern-most shore and protected from passing boats by projecting reefs. These landforms, engineered of selected concrete rubble, capture sand to sustain the beaches. With proper deposition of selected soils and wind tolerant plants, these reefs will shelter the bathers. Several smaller coves to the south should be enhanced, not for swimming, but for solitude.





SPCLC/SPCPA SAND POINT NAVAL STATION REUSE PLAN LIST OF REFERENCES

Reports

SPCLC Proposal for a Senior Center at Sand Point - 7/6/94
Sand Point Arts & Culture Coalition "Proposal for the Sand Point Arts & Cultural Exchange" (current version) - 7/94
SPCLC Magnuson Regional Park Recreation Plan - 7/94; SPCLC "Expansion of Magnuson Park"; SPCLC "Native Plant List" - 7/94; SPCLC "The Birds of Sand Point" - Fall 1993 Update
City of Seattle Planning Dept. Community Preferred Reuse Plan for Sand Point - 11/93
City of Seattle Mayor's Draft Plan for Magnuson Park (8-1/2"x11") - 10/25/93
Citizens Preferred Plan for Magnuson Park (8-1/2"x11") - 10/25/93
Seattle-King Co. Coalition for Homeless Proposal for Reuse of Naval Station Puget Sound, "At Home at Sand Point" - 10/93
SPCLC Citizens Preferred Sand Point Reuse Plan - 9/8/93
SPCLC Citizens Preferred Sand Point Reuse Plan - 9/8/93 (2 copies)
Sand Point Arts & Culture Coalition "Proposal for the Sand Point Art & Cultural Center" (original version) - 8/9/93
SPCLC Draft Citizens Preferred S.P. Reuse Plan - 6/28/93
Muckleshoot Tribe w/ ASCG, Inc. "Proposed Reuse Plan for the Naval Station Puget Sound, Sand Point" - 6/93
"Sand Point Park: A Final Statement of Impact" - 6/76
CH2M HILL, Inc. "Sand Point Master Plan: Phase I Development and Mud Lake Restoration" - 2/76

Plans

Seattle Dept. of Parks & Rec. "Warren G. Magnuson Park" @ 1"=200' - 7/93
Seattle Dept. of Parks & Rec. "Magnuson Park Improvements" @ 1"=40' - 8/89
SPCLC/Navy Building Plans for SP Naval Station - various dates
Seattle Dept. of Parks & Rec. "Sand Point Park Phase I Development - Existing Conditions" 1"=200' - 3/77
Seattle Dept. of Parks & Rec. "Sand Point Park Phase I Development - Sewer System Site Plan" @ 1"=200' - 3/77
Seattle Dept. of Parks & Rec. "Sand Point Park Phase I Development - Water System Plan" @ 1"=200' - 3/77
Seattle Dept. of Parks & Rec. "Sand Point Park Phase I Development - Electrical Plan" @ 1"=200' - 3/77
City of Seattle Proposed Zoning for Sand Point (8-1/2"x11") - undated
Seattle Dept. of Parks & Recreation "Sand Point Park" @ 1"=200' - undated

Maps

Naval Station topographic base maps (2) @ 1"=100' - 6/84
City of Seattle Dept. of Engineering topo map section 2/11, TWP 25N, RGE 4E - 1958

Miscellaneous

Initial Drawings by G.Deleau for Recreation Center: Indoor/Outdoor Tennis Center (4 sheets of 4, 8-1/2"x11") - 7/94
Aerial Photo of Sand Point (12" x 15") - 6/22/94
National Park Service and Keyser Marston & Associates "Presidio: Building Leasing and Financial Implementation Strategy" - 10/93
SPCLC "Issue Papers" - 9/8/93
Zoning Proposal Response from SPCLC - undated
Application for Federal Real Property "Naval Station Puget Sound, Seattle" - undated

RHA volunteered professional Site Planning and Landscape Architectural Services at greatly reduced fees.