



# **WARREN G. MAGNUSON PARK STRATEGIC DEVELOPMENT PLAN**

SEPTEMBER 2012



# Acknowledgements

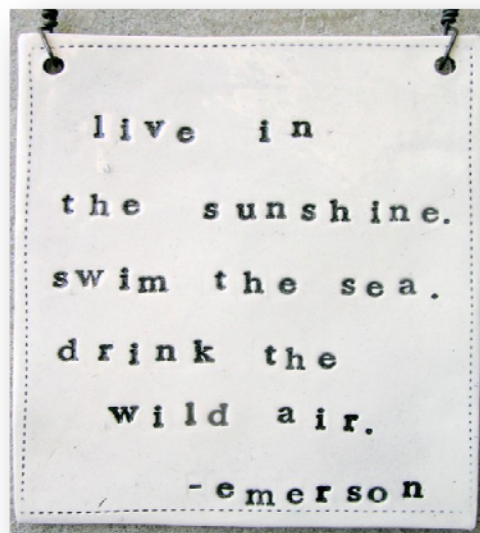
This Strategic Development Plan would not have been possible without the involvement of many community members, organizations and city staff.

Thank you to those Seattle residents and Magnuson Park advocates who attended the opening workshop, and to those who provided comments and ideas about desirable activities and programs for the park.

We would like to thank members of the Working Group for your willingness to attend many lengthy meetings and wholeheartedly participate in thoughtful discussions and debates. You were given the difficult task of considering numerous submitted ideas, weighing competing interests, and determining which next steps would most benefit the park and park users. Your perseverance and commitment to this effort is greatly appreciated.

We also would like to take the opportunity to thank the University of Washington, Solid Ground and our Tenant Partners, who continue to make Magnuson an active and vibrant regional park.

And to the general public, thank you for your continuing support of Seattle Parks and Recreation. We invite you to one of our most beautiful parks. Come explore all that Magnuson has to offer!



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# WARREN G. MAGNUSON PARK

## STRATEGIC DEVELOPMENT PLAN

### Introduction

*"The opportunity to make significant changes to the landscape and develop a great urban park is a rare event in the life of a city the age and maturity of Seattle." Mayor Paul Schell (1999)*

Over an almost thirty year period (1975-2005) Sand Point properties were conveyed by the U.S. Navy to the City of Seattle and the University of Washington, totaling 364 acres. Of this total, the 309 acres which comprise Warren G. Magnuson Park has slowly transformed from large paved runways, 55 aging buildings and a leveled topography, to a park offering users a variety of activities, including both active and passive recreational opportunities, provided by Parks and many partner organizations. With the completion of the wetlands and shore ponds project in 2010, park users enjoy wonderful opportunities to view a variety of wildlife and habitat. Add in the one and a half miles of shoreline providing public access to Lake Washington, and the park truly has become one of Seattle's treasures.

This transformation has required significant funding investments from the three primary land owners: Seattle Parks and Recreation (Parks), Solid Ground and the University of Washington. Together, these agencies have invested more than \$100 million in redeveloping land and buildings in the historic district. In addition, Seattle Parks' tenant partners have contributed more than \$17 million in improvements.

Now that many accomplishments from previous planning efforts have been realized, it is time to plan for the park's future by reconfirming *the vision of the park as a multi-use, urban regional park, with historic value*, prioritizing needed unfunded capital improvements, and identifying desired programming, activities and amenities for the park. The answers to this question of *"What do we want to do next?"* will lay the groundwork for determining *"How do we get there?"* Finding the answer to this question will require exploration and careful analysis of potential long term management structures and funding mechanisms for the park.

In late 2011, Parks held two meetings to define the need and parameters for a Strategic Development Plan (SDP). The first meetings were with other property owners on the Sand Point peninsula, primarily the University of Washington and the low-income housing organization Solid Ground. Subsequent meetings were with partner organizations which provide public programming within Magnuson Park. These meetings clarified the need for an updated strategic development plan. In addition, the following issues were identified:

- What is the future "Big Picture" of the Park?
- How should physical development, activities, amenities, programs, tenants, and shoreline use be determined and developed?
- Whom will the Park serve – which user groups?
- Who are potential partners – non-profit, private for-profit?
- What is our vision and what key values should guide us?



*Magnuson Motorized Boat Launch*

In February 2012, Parks began the strategic planning process by holding a half day workshop during which key stakeholders and members of the public were asked to identify priorities for developing the land, buildings, infrastructure and programming/amenities at Magnuson Park for 2013 and beyond. Since then, Parks has gathered input from hundreds of interested Seattle residents, organizations, park neighbors, tenant partners and city leaders.

**After months of discussion and deliberation, Parks has a prioritized list of needed**

**capital improvements, major maintenance projects, and desired programs and amenities.**

Accomplishing these priorities will help preserve the historic character of the park, make the park more accessible and appealing to the larger Seattle community, and attract additional partners to invest in the park.

## **The Park Today**

### **Historic Designation**

Transformation and reuse on the Sand Point peninsula long predate the development of Magnuson Park. At least seven different periods illustrate how the peninsula has transformed. Starting from woods and wetlands, farmsteads marked the first human settlement proceeded by early aviation use. This was followed by almost 75 years of use by the US Navy as a naval air station. Starting in 1970, navy use declined rapidly, and in 1972, with the support of United States Senator Warren G. Magnuson, the city of Seattle received 196 acres for use as a park. Originally named Sand Point Park, the city renamed the park Warren G. Magnuson in honor of the senator; the park officially opened on May 29, 1977. The federal Defense Base Realignment and Closure Act of 1990 prompted the end of US Navy operations in 1995, and in 1998, the last large area of the former naval facility was transferred to the City of Seattle. (See **Appendix A** for key historical periods and dates.)

In recognition of the role the park played in US Navy and early aviation history, the Sand Point campus now has federal, state and city historic designations which includes 42 structures (Parks, SDOT, Solid Ground, UW owned) that contribute to the historic character of the district. (See **Appendix B** for a listing of structures contributing to the historic character of the district.) The federal designation awards developers eligibility for federal historic tax credits. The local Seattle Landmark designation brings the buildings under the City's historic preservation rules and public process.



**Legend**

	Parking Lot		Open Space
	Restroom		Baseball Infield
	Sanican		Turf Ballfield
	Picnic Shelter		Artificial Turf Ballfield
	Environmental Learning Center		P-Patch
	Dog Off Leash Area		Parking
	Play Area		Road
	Ballfield		Park Boundary
	Building		University of Washington



**Figure 1 – Warren G. Magnuson Park & Sand Point Peninsula**

Parks, UW and Solid Ground are working with staff from the city's Department of Neighborhoods to develop a Controls & Incentives agreement and design guidelines for the historic district. The Controls & Incentives agreement must be approved by the City Council, and the design guidelines have to be approved by the City Landmarks Preservation Board (LPB). Currently, any new development, building exterior or landscape alterations must be approved by both the State Historic Preservation Office (SHPO) and the LPB. SHPO may delegate its review authority to the LPB, which would likely occur after the LPB approves new design guidelines.

### Capital Project Accomplishments

As described earlier, six major plans and a 2009 community planning meeting, have defined development objectives and projects for Magnuson Park and the historic district. These projects have been organized into four categories:

1. Land – open space, vegetation, habitat, athletic fields
2. Buildings – existing buildings, new facilities (e.g. restrooms)
3. Infrastructure – utilities (electricity, water, sewer), traffic circulation
4. Programming/Amenities – arts, culture, recreation, food services, etc.

It should be noted that many of the previous master plans were focused on capital facilities projects and less attention was given to programming and amenities. With more than \$100 million invested in the park and historic district many improvements have been completed as illustrated in the following table.

**Table 1 – Key Capital Project Accomplishments 1999-2013**

Project	Cost	Guiding Plan(s)
<b>2013</b>		
Parks NE Crew Quarters (Budgeted)	\$750,000	
<b>2012</b>		
Building 30 Renovation (to be completed in 2013)	\$8.5 million	2009
Shore Ponds Project – Phase 3 Wetlands/Habitat Complex	\$550,000	2004, 2006
Headwaters Project – Wetlands/Habitat Complex	\$300,000	2004, 2012
Sand Point Tennis Center (Seattle Court Sports, Inc.) Construction	\$5 million	1999, 2004, 2006
<b>2011</b>		
Brettler Family Place Townhomes (Solid Ground)	\$8.1 million	1999
Wayfinding Sign Renovation	\$40,000	2004
<b>2010</b>		
UW Center for Pediatric Dentistry - Building 29 Renovation	\$20 million	1999
Arena Sports Indoor Recreation Complex (Building 27) Renovation	\$9 million	1999
Swim Beach Comfort Station	\$1.1 million	1999
<b>2009</b>		
Phase 2 – Multi-Use Trail	\$500,000	2004,2009
Phase 2 - Wetlands/Habitat Complex	\$3 million	2004, 2006
Phase 2 – Pedestrian Improvements and Wetland Restoration	\$795,000	2004, 2006
Phase 2 – Athletic Fields/Courts	\$9.3 million	2004, 2006
<b>2008</b>		
The Mountaineers Headquarters (Building 67) Renovation	\$5 million	1999

<b>Project</b>	<b>Cost</b>	<b>Guiding Plan(s)</b>
<b>2006</b>		
North Shore Shoreline & Boating Improvements	\$2.6 million	1999, 2001
Magnuson Motorized Boat Ramp Improvements	\$1 million	
<b>2004</b>		
Phase 1 - Wetlands/Habitat Complex and Sports Fields/Courts (Sports Meadow Improvements)	\$1.5 million	1999
<b>2003</b>		
Magnuson Community Center Renovation (Building 47) Phase 1	\$4.1 million	1999
Building 30 Roof Replacement	\$1.6 million	
Dog Off-Leash Area Improvements	\$750,000	1999
Boundary Fencing Removal	N/A	1999
Entry Signs at NE 65 <sup>th</sup> & NE 74 <sup>th</sup> Streets	\$18,000	
The Brig (Building 406) Improvements	\$618,000	
<b>2002</b>		
Magnuson Community Garden Construction		1999
<b>2001</b>		
UW School of Public Health – Building 29 Renovation	\$17.5 million	1997
Buildings 5A, 5B, 5C, 5D Renovations	N/A	1997, 1999
<b>2000</b>		
Family Housing, Santos Place, Teen Housing – Buildings 26N, 26S, 224, 330, 331, 332	\$8.1 million	1997, 1999

## Capital Project Needs

Although, there has been substantial investment into the park and historic campus, Parks has determined that additional capital improvements are needed to continue implementation of the legislated plans and positive evolution of the park. These include building, site, infrastructure, and major maintenance projects with an estimated total cost of over \$61 million. Of the 11 City-owned buildings within the historic campus, several remain underused due to the need for substantial capital investment. Other significant projects include sanitary and storm sewer system upgrades, connecting Parks-owned buildings to the Seattle City Light electrical system, and general site and transportation improvements also critical to future park development.

**Table 2 – Key Capital Project Needs**

<b>Project</b>	<b>Estimated Cost</b>
<b>Land</b>	
Headwaters Project	\$300,000
Re-vegetation & Reforestation (100 acres)	\$4,000,000
Shoreline Restoration	\$1,500,000
Magnuson Park Beach Re-nourishment	\$60,000
Future Phases of Wetlands/Habitat	\$3,500,000
Athletic Field Phase 4 (2 baseball, 1 soccer)	\$6,160,000
Magnuson Park Picnic Shelter Replacement	\$160,000
Volleyball/Picnic Area	\$420,000
Completion of North Shore Master Plan	\$220,000

<b>Project</b>	<b>Estimated Cost</b>
<b>Total Land</b>	<b>\$16,320,000</b>
<b>Buildings</b>	
Building 116 Renovation & Sewage Pump Maintenance/Upgrades	\$75,000
Building 12 (Old Steam Plant) Demolition	\$150,000
Building 138 (Gatehouse) Renovation	\$2,600,000
Building 138 Roof Replacement	\$400,000
Building 18 (Fire Station) Renovation	\$3,600,000
Building 19, 54, 55 (Navy era munitions bunkers) Improvements	165,000
Building 2 Renovation – (Note: mothballing - \$200,000)	\$27,630,000
Building 312 Renovation	\$50,000
The Brig (Building 406) Roof Replacement	\$1,600,000
Building 69 (Parking Garage) Improvements – SDOT owned	\$500,000
Building 47 (Magnuson Community Center) south wing Renovation	\$3,000,000
<b>Total Buildings</b>	<b>\$39,770,000</b>
<b>Infrastructure</b>	
Historic District Pedestrian & Bicycle Improvements	\$55,000
Historic District Road Repairs	\$60,000
Lakeshore Drive Parking Improvements	\$100,000
Magnuson Park Pathways Renovation	\$140,000
Sportsfield Drive Improvements	\$300,000
Sportsfield Drive Intersection Improvements	\$100,000
NE 65th Street Improvements – partial SPU CSO project	\$300,000
NE 74th Street/Sand Point Way NE Intersection Improvements – SDOT	\$500,000
NE NOAA Drive/63rd Ave NE Intersection Improvements	\$430,000
62nd Avenue NE Improvements (South of NE 70 <sup>th</sup> ) – SDOT owned	\$300,000
North Shore Recreation Area Parking Lot Repairs	\$35,000
Junior League Parking Lot Improvements	\$100,000
Magnuson Park Electrical System Renovation – upgrade from 4.8 kV Navy-era system to 2.6 kV SCL standard	\$1,000,000
North Shore Recreation Area Site Lighting	\$100,000
Park Signage Replacement (Wayfinding)	\$200,000
Magnuson Park Sanitary & Storm Sewers Renovation	\$1,100,000
Magnuson Park Roads and Parking Lot Renovation	\$240,000
Wayfinding & Signage	\$250,000
<b>Total Infrastructure</b>	<b>\$5,310,000</b>
<b>Programming</b>	
To be determined through the current strategic planning process and next steps	
<b>Total Costs for Capital Project and Major Maintenance Needs</b>	<b>\$61,400,000</b>

## The Park's Future – Strategic Planning Process

*"Someone's sitting in the shade today because someone planted a tree a long time ago."*  
Warren Buffett



*Magnuson Community Garden*

Since the initial land transfer from the Navy to the City in 1975, it is important to acknowledge that the City, in collaboration with many interested citizens, constructed six key plans that have laid the framework for establishing development objectives for Magnuson Park. Seven additional plans have defined specific areas within portions of the park. These plans define and provide policies that support designation of five activity areas within the park:

- 1. North Shore Recreation Area**
- 2. Education and Community Activities Area**
- 3. Arts, Culture and Community Center**
- 4. Open Space and Recreation Expansion**
- 5. Residential Area**

For more details about these plans see **Appendix C**.

It is also important to note, that the Secretary of Interior's transfer of the Sand Point Naval Station to the city included three types of covenants:

- **Recreation Use** – requires that the “property shall be used and maintained for public park and recreation purposes in perpetuity”.
- **Historic Preservation Covenant** – requires that approval of the National Park Service (NPS) or its designee, The Washington State Historic Preservation Office (SHPO), for “any construction, alteration, remodeling, demolition, disturbance of the ground surface, irrevocable disturbance of landscape settings, or other action that would materially affect the integrity, appearance, or historic value of structure or settings...”
- **Education Use Covenant** – requires that the University-owned property be used for education purposes.

In 2008 and early 2009, three workshops were held with the Magnuson Park Community Communication Committee (MPCCC) and the public to identify future capital improvement projects. Consensus was reached on two projects, which are currently being implemented:

1. Retain Bldg 30 as a citywide community event space
2. Develop the west side of Bldg 30 into an Arts Facility

## Public Involvement

Because public input has been critical to the park's successful development, and our intent is to attract regional users, Parks felt it was extremely important to ensure a transparent planning process that engaged as many people as possible. In putting together the Strategic Development Planning Timeline, there were several opportunities for the public to provide input into the strategic planning process. In addition to public meetings, all planning documents were posted on the Parks' Warren G. Magnuson website for public review and comment.

To ensure a wide representation in the planning process, a Working Group, comprised of public stakeholders and city policy staff was created to oversee formulation of the plan. (See **Appendix D** for a list of members.) The group hosted a strategic development planning workshop on Saturday, February 11, 2012 that was open to all interested members of the public.

The aim of the workshop was to hear from participants their priorities for Magnuson Park. Elected officials encouraged the 75 attendees to "think prudently about future development", as budget cuts have and will continue to reduce significantly the funding available for park improvements and programming. And, because of limited funding, partnerships with the non-profit and private sectors will be needed to restore and maintain the park for future generations to enjoy.

A "Wish List" was created, comprised of uncompleted projects from previous planning processes, unmet major maintenance needs identified by Parks staff, and ideas heard from the community. (See "Wish List" **Appendix E**) The projects were then categorized into four areas: Land (open space, outdoor recreation facilities, and public art), Infrastructure (circulation, parking, and utilities), Buildings, and Programming (programs, events, and amenities). Participants divided into 5 discussion groups, each led by a facilitator who was familiar with Magnuson Park development. Participants shared ideas about the "Wish List" items and had an opportunity to add to the list. Each group member then selected their two top priorities from the list. The groups rejoined to hear summaries of the discussions in the small groups. Then, each individual placed five green dots and three red dots on these priorities; the green dots signified the highest priorities for individuals, and the red dots signified those ideas that people believed should not be pursued at this time. After this dot voting exercise, the full group was able to view the opinions of all assembled.

It is important to note that the voting exercise alone was not meant to determine priorities. Although, the results of the exercise helped to inform the prioritization process, additional factors were important to the decision making process, which are presented in the following section.

Overall, there was more agreement than disagreement about capital investment priorities among participants. Key themes that emerged included:

- preservation of open space and vegetation
- access to Magnuson using NOAA drive and re-opening of NOAA property to view sound garden
- rehabilitation and reuse of historic buildings
- infrastructure upgrades
- dedicated space and additional programming for lifelong recreation (seniors) and environmental education
- need for a framework for public-private partnerships

- the importance of balancing competing interests in a thoughtful and respectful way

The priority items which generated the greatest debate were athletic field development versus preservation of open space. Athletic field proponents maintained that the need for such facilities remains high, and that the fields should be constructed in the near future, to meet the need. Other group members felt that although athletic fields were important, they should not be the highest priority in light of decreased funding for Parks.

Following the workshop, we received additional public input on the “Wish List” items from over 150 individuals. The feedback closely mirrored the priorities that emerged during the retreat, with a large number of respondents supporting athletic field development. There were also a number of new requests related to park amenities:

- build more permanent public restrooms
- develop family friendly restaurants

## **Focusing on the Future – Selected Priorities**

The Working Group divided into four subgroups to deliberate on priorities for Buildings, Land, Infrastructure and Programming. Although, each subgroup considered priorities identified from the public meetings and comment forms, they did not want to base their decisions solely on the number of “votes” or positive comments received on each “Wish List” item. The Group agreed upon a Vision statement for the park and a set of Key Values to help guide decision making. Capital improvement costs and emergent needs were also factored into the prioritization process.

### **Vision**

The park is conceived as an active urban regional park providing a balanced variety of user activities, active as well as passive, organized as well as unstructured. The Park will integrate several uses-park and recreation, the arts, environmental protection and restoration, education and residential – which will work together to create a unique historic park in our region.

**Table 3 – Key Values**

<b>Key Value</b>	<b>Description</b>
1. High levels of Public Access	<u>More public access is better</u> – the park is to be used for public benefit, providing access to the shoreline and other activity areas to diverse park users.
2. Sustainability	<u>Long term sustainability of the park is critical</u> – look for revenue generating opportunities; maintain current partners and look for new creative partnerships; leverage private investment; develop clear understanding of expectations and responsibilities to ensure there is greatest benefit possible to the park and the public.
3. Responsible stewardship of physical assets	<u>Maintain the property in a safe, clean, welcoming manner</u> – ensure the park is safe for motorists, pedestrians and bicyclists; preserve the historic character; be attentive to environmental stewardship.
4. Integration of physical assets	<u>Develop a cohesive design for the park</u> – create common design themes throughout the park and connect activity areas in a way

	that each flows into another.
5. Develop support and ties with regional community	<u>Develop a regional service approach</u> – find ways to build trust and support from the regional community and implement programs and services that attract diverse park users from around the region.
6. Programming responsive to the community	<u>More service to the community is better</u> – develop programs and services that are flexible and meet the changing needs of the community.
7. Be a good neighbor	<u>Be sensitive to the interests and needs of neighbors</u> – maintain awareness and sensitivity to the potential impacts of activities in the park to the surrounding neighborhood and residents and programs on the site.
8. Achieve city-wide values and goals for use	<u>Implement the vision of the park consistent with city goals and policies</u> – park development must follow city and state laws and regulations, as well as, federal requirements.

## Summary of Selected Priorities

The charge to each subgroup was to select priorities from the “Wish List” that was comprised of needed capital improvements from legislated plans and Parks identified major maintenance projects, as well as, the list of new ideas that emerged from the public involvement process. It is difficult to provide a complete account of the discussions that occurred in each subgroup. Subgroups engaged in earnest dialogue and honest debate as each considered a variety of factors in selecting their top priorities. (For more details from subgroup discussions see **Appendix F.**)



*Building 18 & Hose Drying Tower*

Selected priorities will receive focused attention over the next 24 months. However, if new resources or partnerships become available, implementation of additional priorities would gladly be considered.

### **Buildings**

In reaching priorities, the subgroup weighed the need to balance the declining budget and the increasing revenue needs of Parks, with that of protecting contributing buildings and the Landmark designation. The subgroup decided it was most important to prioritize and focus attention on the most historically significant buildings in most need of repair, in particular, the Firehouse (Building 18).

### **Priority:**

- 1. Firehouse (Building 18) - Implementation of a development strategy in the very near future. In the interim, the building which is in extremely poor condition should be stabilized to help prevent further deterioration. The 2008 estimated renovation costs is \$3.6M (shell and core life safety only).**

Some subgroup members felt that **Building 2** (hangar) should also receive attention because of its historic significance and urgent maintenance needs. Members felt that a new roof should be installed soon, in order to slow down further deterioration (\$3M estimated cost). A few members of the group and the public, however, were very concerned by the large size of the hangar and the high cost of renovation (\$27M estimated cost). They suggested that mothballing or demolition should also be explored as options.

**The Brig (Building 406), Magnuson Community Center (Building 47) and The Gatehouse (Building 138)** were also discussed, but, because they are in current use and in relatively good shape, the subgroup determined that they could be addressed in later years.

Subgroup members agreed that Parks should consider public/private partnerships to develop buildings, but, should adhere closely to the department's policies to ensure partnerships are mutually beneficial and provide sufficient public benefits.

## **Land**

The subgroup debated the need for open space and passive recreation versus development of the additional sports fields included in the Master Plan. This same debate was reflected in the public meetings and written comments. However, when the subgroup considered the key value of high levels of public access, along with the need to recognize and balance the diverse interests and needs of the public, sports fields rose in importance. In subsequent discussions, shoreline cleanup became the top priority, in order to strengthen negotiations with the US Army Corps of Engineers, which has responsibility for cleanup of large portions of the shoreline.



*Lake Shore Promenade*

### **Priority:**

- 1. Restoration of park shoreline-erosion control, debris removal and addition of gravel in priority areas south of boat ramp and north of swim beach.**
- 2. Preserve and Enhance Natural Areas by continuing to implement the Vegetation Management Plan (available on the Magnuson webpage), and maintain and preserve open space, especially, in the north park area and south of the boat ramp parking.**
- 3. Develop additional sports fields as defined in the Wetlands/Sports Fields Master Plan (2 soccer, 1 little league, 1 baseball).**

## **Infrastructure**

Group members felt strongly that implementing priorities in this category is very important for the safety and enjoyment of park users, and needed to attract new partnerships for further park development and program provision.

### **Priority:**

**1. Modernize the historic campus electrical system by connecting all buildings to Seattle City Light system, and, where needed, increase electrical capacity to support future development. An assessment has determined that buildings still**

**remaining on the Navy's old 4KV system are in danger of electrical failure.**



*Wayfinding Signage*

**2. Improve traffic circulation and safety by opening the NOAA access road to provide a north entrance, and constructing improvements that provide coordinated access into the park and increase pedestrian and bicycle safety.**

**3. Construct a primary trail loop (similar to Green Lake) and provide landscape features, comfort stations and commercial concessions where people can rest and enjoy the park setting.**

**4. Install signage, such as way-finding and directional signage, to make getting around the park easier. Also, install historic interpretive signs to educate the public about the historic significance of the park.**

**5. Construct additional comfort stations (public restrooms) at athletic fields, near the off leash dog park and children's playground.**

## **Programming and Events**

In prioritizing programming, the group focused on two Key Values: high levels of public access and being a good neighbor to the surrounding communities. They considered the need for programming that will draw regional users, while also being attentive to traffic and other impacts on the neighboring residential areas. Group members recommended that Parks work closely with tenant partners and outside organizations to expand programming to the public.



*Big Day of Play 2012*

Members are concerned that there is limited program space. Currently, the Brig (Building 406) is well-used by community organizations generating revenue for Parks (\$76,000 in 2011). The Magnuson Community Center (Building 47) has only one room for programming, the gym and the theater, the latter managed by Seattle Musical Theater. The

unfinished space in the south end of Building 47 would be one solution for expanding space for programming (renovation estimated at \$3M for upper level).

There was a great deal of discussion around senior programming in the park; some group members believing it should be a top priority. However, there was recognition that tenant partners also provide program opportunities for seniors, and there is currently some dedicated space in The Brig (Building 406) for senior programs.

### **Priority:**

- 1. Expand environmental education opportunities in the park. Ensure that programming appeals to all ages.**
- 2. Increase Arts programming and arts-related events in the park, including music, theater, etc.**
- 3. Expand senior programming and provide additional dedicated space during specific hours.**
- 4. Increase partnerships with non-profit and private sector organizations to increase programming and ensure that all program providers are coordinating their efforts.**
- 5. Establish Restaurants/Food Services in the park**

## Next Steps

“Plans are only good intentions unless they immediately degenerate into hard work.”

Peter Drucker

### Implementation Plan – To Do List for 2012 and Beyond

In order to move ahead with implementing the following identified priorities, Parks must determine which priority projects need public funding, which projects may be attractive for philanthropic funding, and, which projects may be most appropriate for public/private partnership development. Some priority projects may be appropriate for inclusion in the Parks Capital Improvement funding request. And, some projects may be able to move ahead with the help of volunteers.



*Shore Ponds Public Art*

#### **Buildings**

- **Fire Station (Building 18) Analyze Costs of:**
  - Building stabilization
  - Renovation (update estimate)
  - Demolition only; saving fire hose towers (key historic elements)
  - Demolish and rebuild; saving fire hose towers
  
- **Explore development options**
  - Meet with Cascade Bicycle Club to determine whether or not they will move forward with development of the building. City Council Resolution (2008) directs Parks to explore Bldg 18 development by Cascade Bicycle.
  - If Cascade Bicycle opts not to develop the building, consider issuing an RFP process for selecting an organization(s) to renovate and operate Bldg 18.
  - Explore possible funding sources to pay for building stabilization.
  
- **The Brig (Building 406), The Gatehouse (Building 138), Magnuson Community Center (Building 47)**
  - Ensure that these buildings are adequately maintained to allow for continued use.
  - Look for funding opportunities to complete renovations.
  
- **Building 2 (Hangar)**
  - Continue to explore renovation options
  - Update cost of mothballing building
  - Discuss with State Historic Preservation Office and the city's Landmarks Preservation Board.

## Land

### • **Shoreline Restoration**

- Follow up with The U.S. Army Corp of Engineers regarding a clean-up plan and develop a map showing which agency is responsible for site clean-up by area.

Detailed site investigations, preparation of a clean-up plan, and effecting the remediation are all costly and should be addressed by the federal government. The issue has been referred to the Corp's Formerly Used Defense Site (FUDS) program which is charged with addressing clean-up of old military properties transferred to other entities in the pre-BRAC era. This includes the original Magnuson Park area that was transferred to Parks in 1975. In the meantime, Parks should not disturb this area and defer any improvements until after the clean-up is complete.

- Make safety improvements to the shoreline area immediately surrounding the boat ramp.

### • **Preserve and Enhance Natural Areas**

- Continue implementation of the vegetation management plan.
- Due to limited budget, Parks must rely heavily on community volunteers to assist with the restoration work and to seek funding for the various projects.
- Work closely with WDOT in completion of wetlands expansion to be paid for with SR520 mitigation funds.



*Mickey Merriam Athletic Field Complex*

### • **Develop Remaining Sports Fields in the Master Plan**

- The order in which remaining planned fields will be developed will likely be guided by funding partnerships that can be established with sports field user groups, as well as, the total costs of each project.

## Infrastructure

- **Modernize the park's electrical system by connecting all Parks owned buildings to Seattle City**

**Light (SCL), and, where needed, increase electrical capacity to support future redevelopment.**

- **Re-establish negotiations with NOAA to allow for permanent use of NE NOAA Drive as an entrance to the North Shore.**

### • **Improve Traffic Circulation and Safety**

- Complete circulation plan for the park, including traffic, pedestrian and bicycle safety improvements and parking.
- Address safety issues on north-south road (Avenue A) linking NE 74<sup>th</sup> Street and the North Shore Recreation Area, in particular the areas adjacent to The Mountaineers Headquarters.

- Explore construction of Burke-Gilman Trail Spur connection (approximately NE 82<sup>nd</sup> St) providing a safe pedestrian and bicycle crossing to the east side of Sand Point Way NE.

### **Programs/Amenities**

- **Develop and begin implementation of an integrated program plan for the Park emphasizing environmental education, arts/music and senior programming.**



*The Fin Art Project*

- **Develop a plan to market park programs and services that will attract visitors from throughout the region. Establish a compelling brand that communicates the unique opportunities and experiences the park has to offer.**
- **Actively seek partners to provide new and expanded programming, including amenities such as food services.**

- **Explore feasibility of food trucks/food concessions in the park.**

### **Management Plan**

- **Continue management of the park by Seattle Parks and Recreation.**
- **Research and consider alternative management structures such as a non-profit, foundation or conservancy for the future.**

## The Challenge

Viewing the economic climate now and in the foreseeable future, it will be a challenge to complete these priorities, as well as, the additional needed capital and maintenance projects. An even greater challenge will be to provide ongoing stewardship; protecting the park's beauty and quality for years to come. In order to succeed, it will require renewed commitment from our larger Seattle community. In return, we can ensure that our children, our grandchildren and future generations will be able to enjoy outdoor recreation, quiet contemplation, wildlife viewing, community celebrations, and all the other wonderful opportunities Warren G. Magnuson Park has to offer.



*The Mountaineers Climbing Plaza*

# Appendices



*Arena Sports & Magnuson Athletic Club*

# Appendix A

## Key Historic Periods and Dates for Warren G. Magnuson Park

### EURO-AMERICAN SETTLEMENT

- 1868: William Goldmyer homesteaded 81 acres immediately south of Pontiac Bay
- 1886-90: shipyard, Pontiac Brick and Tile Company, Pontiac Post Office established
- 1910s to early 1920's: four families resided northwest portion of Sand Point
- 1918 to 1926: Carkeek Park located on the northwestern part of peninsula

### EARLY AIRFIELD DEVELOPMENT

- 1920: King County purchased 219 acres
- 1920: groundbreaking ceremony with first aircraft landing station, 270 acres
- 1921: first military landing at Sand Point
- 1922: first military building, a prefabricated metal building, was erected
- 1923: first hangar constructed
- 1924: the Army's first round the world flight; four planes left Sand Point with two planes returning 5 months later
- 1925: first commanding officer for the newly authorized Naval Reserve air station
- 1926: Congress authorizes Secretary of the Navy to accept Sand Point as a site for a naval air station
- 1929: Carkeek Park sold to King County then deeded to the Navy, 413 acres
- 1928: Naval Reserve Air Station changed to Naval Air Station (NAS) Seattle
- 1928-29: constructed Buildings 2, 5A, 5B, 5C, 5D, 9, 20, hangar, warehouses, barracks, shops, a connecting spur to Northern Pacific rail line and road connecting to Seattle
- Early to mid-1930s: WPA transported hundreds of loads of soil for landing facilities
- 1936-39: constructed Buildings 18, 25, 26, 27, 29, 30, 330, 331, 332, fire station, administration, seaplane hangar, hospital, barracks
- 1937: Pontiac Bay (3 acres) filled in to construct Building 27 and adjacent tarmac

### SECOND WORLD WAR

- 1939: airfield grading involved moving more than 1,500,000 cubic yards soil
- 1940-41: runways paved with asphalt, main runway 400 feet wide, 3,700 feet long
- 1941-42: Buildings 47, 67, 138 constructed, recreation, garage, gatehouse, station 540 acres
- 1943-44: Buildings 193, 40, 141/192, 222-224 constructed, hangar, storage, barracks

### POST-WAR

- 1950: station scheduled for deactivation, delayed due to Korean War
- 1950: U.S. Fish and Wildlife Service established research laboratory along NE 65<sup>th</sup> St.
- 1952: base closed except for Naval Reserve activities
- 1965: "Outdoor Recreation and Open Space Plan" by Seattle Park Department and Seattle Planning Commission, identified Naval Air Station for major park development
- 1969: main airstrip resurfaced and extended to 4,800 feet, estimated cost \$500,000

### **MILITARY TO CIVILIAN CONVERSION**

- June 30, 1970: air station deactivated, all flight operations ended, 347 acres surplus
- 1975: 196 acres deeded to the City of Seattle for Sand Point Park; Sand Point Park Master Plan proposed 75-acre Sports Meadow, tennis courts; neighborhood park, maintenance complex, and restaurant
- 1975: 90 acres transferred to construct NOAA – Western Regional Center
- Late 1970s: demolition of runways, tarmac and taxiways, totaling 120 acres
- 1977: park renamed in honor of Senator Warren Grant Magnuson
- 1989: Kite Hill construction, 40,000 yards of soil from Pike Place Market garage
- 1991: Base Realignment and Closure Commission (BRAC) recommends closure of Naval Station Puget Sound, station 151 acres
- 1993: Community Preferred Reuse Plan for Sand Point (Resolution 28832)
- 1995: Naval Station Puget Sound officially closed, transfer of 93 acres to City of Seattle and University of Washington

# Appendix B

## Historic District Contributing Buildings

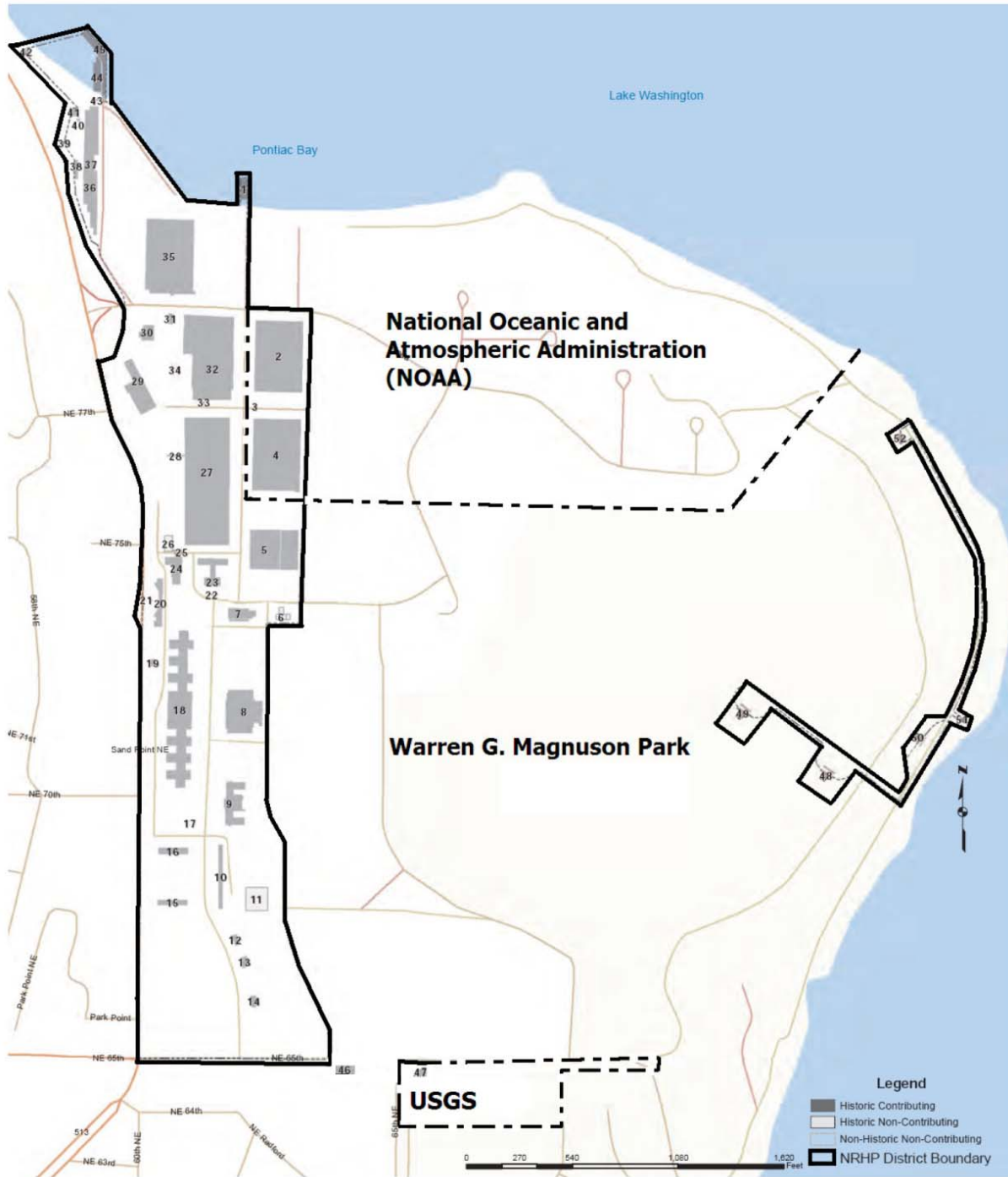
**Table 4 - Buildings/Structures** *(Contributing to historic district in bold)*  
**Warren G. Magnuson Park & Sand Point Historic District**

Bldg No.	Historical Assignment (Navy Era 1944-1995)	Current Use (2011)	Address	Owner	Year Built	SF
2	<b>Aircraft Assembly &amp; Repair Shop</b>	<b>North Wing – Seattle Conservation Corps, Central Offices – Vacant, South Wing – Vacant</b>	<b>7727 63rd Avenue NE</b>	<b>Parks</b>	<b>1929-1941</b>	<b>144232</b>
11	<b>Shop &amp; Office Building, Public Works</b>	<b>Boating Programs</b>	<b>7777 62nd Avenue NE</b>	<b>Parks</b>	<b>1940-1944</b>	<b>59206</b>
12	<b>Boiler Plant</b>	<b>Vacant</b>	<b>7737 62nd Avenue NE</b>	<b>Parks</b>	<b>1930-1942</b>	<b>5433</b>
18	<b>Firehouse &amp; Garage</b>	<b>Vacant</b>	<b>6305 NE 74th Street</b>	<b>Parks</b>	<b>1936-1952</b>	<b>14137</b>
19	<b>Magazine (Arch Type)</b>	<b>Parks Storage</b>	<b>Lakeshore Drive</b>	<b>Parks</b>	<b>1936</b>	<b>1093</b>
20	<b>Torpedo Shop</b>	<b>Offices (Included in Bldg 11)</b>	<b>7777 62nd Avenue NE</b>	<b>Parks</b>	<b>1936</b>	<b>2055</b>
27	<b>Seaplane Hangar</b>	<b>Indoor Sports Complex</b>	<b>7751 63nd Avenue NE</b>	<b>Parks</b>	<b>1937-1945</b>	<b>105000</b>
30	<b>Hangar &amp; Administration Building</b>	<b>West Wing - Vacant; Hangar - Multiuse; East Wing – Offices</b>	<b>6310 NE 74th Street</b>	<b>Parks</b>	<b>1938-1940</b>	<b>80066</b>
31	<b>Boat House</b>	<b>Boat House</b>		<b>Parks</b>	<b>1938-1946</b>	<b>4443</b>
38	Gate House (Main) - (Sentry)	Vacant	6150 NE 74th Street	Parks, SDOT	1942	70
40	<b>Paint Storage, Public Works</b>	<b>Vacant</b>		<b>Parks</b>	<b>1943</b>	<b>824</b>
41	<b>Ships' Service Gasoline Station</b>	<b>Parks Grounds Crew Quarters</b>	<b>6327 NE 74th Street</b>	<b>Parks</b>	<b>1939</b>	<b>2030</b>
47	<b>Recreation Building</b>	<b>Magnuson Community Center</b>	<b>7110 62nd Avenue NE</b>	<b>Parks</b>	<b>1941</b>	<b>50060</b>
53	Bath House	Demolished 2009, New Structure		Parks	1941-1952	2729
54	<b>Hi-Explosive Magazine</b>	<b>Parks Storage</b>		<b>Parks</b>	<b>1941</b>	<b>1248</b>
55	<b>Hi-Explosive Magazine</b>	<b>Parks Storage</b>		<b>Parks</b>	<b>1941</b>	<b>1248</b>
67	Motor Pool Garage	Mountaineer's Headquarters	7700 Sand Point Way NE	Parks	1941-1950	34876
98	<b>Gasoline Pump House</b>	<b>Vacant</b>		<b>Parks</b>	<b>1940</b>	
101	<b>Tank Truck Loading Rack</b>	<b>Vacant</b>		<b>Parks</b>	<b>1939-1943</b>	
115	<b>Sewage Sludge Bed Building</b>	<b>Vacant</b>		<b>Parks</b>	<b>1941</b>	<b>1363</b>
116	<b>Sewer Pump Station</b>	<b>Sewer Pump Station</b>		<b>Parks</b>	<b>1938</b>	<b>99</b>
119	<b>Dope Storage Building (Aircraft Assembly &amp; Repair)</b>	<b>Vacant</b>		<b>Parks</b>	<b>1938</b>	<b>99</b>
126	<b>Beach Shelter</b>	<b>Picnic Shelter #2</b>		<b>Parks</b>	<b>1942</b>	<b>405</b>

<b>Bldg No.</b>	<b>Historical Assignment (Navy Era 1944-1995)</b>	<b>Current Use (2011)</b>	<b>Address</b>	<b>Owner</b>	<b>Year Built</b>	<b>SF</b>
<b>138</b>	<b>Gate House (Main Entrance)</b>	<b>South Wing - Offices; North Wing - Offices</b>	<b>7400 Sand Point Way NE</b>	<b>Parks</b>	<b>1942</b>	<b>12806</b>
<b>275</b>	<b>Shelter, Storage Building &amp; Flattie Dock</b>	<b>Boating Storage</b>		<b>Parks</b>	<b>1945</b>	<b>258</b>
299	Inflammable Stores Building	Seattle Conservation Corps Storage		Parks	1949	1120
308	Automotive Hobby Shop	Parks Grounds Storage	6400 NE 65th Street	Parks	1952	4202
<b>312</b>	<b>Small Arms &amp; Pyrotechnic</b>	<b>Parks Storage</b>		<b>Parks</b>	<b>1952</b>	<b>1274</b>
315	Remote UHF/VHF Receiver Building	Parks Storage		Parks	Pre-1959	1274
<b>321</b>	<b>Small Craft Berthing Pier No. 1</b>	<b>Small Craft Berthing Pier No. 1</b>		<b>Parks</b>	<b>1938</b>	<b>9480</b>
322	Officers Bathing Beach Pier No. 2	Diving Platform (offshore swim beach)		Parks	1941	1315
337	Pedestrian Bridge	Pedestrian Bridge (west Building 5B)		Parks, UW	1943	
406	Brig	The Brig at Magnuson Park	6344 NE 74th Street	Parks	1988	29270
407	Hazardous Waste Storage	Seattle Conservation Corps Storage		Parks	1989	900
	<b>Total SF Seattle Parks</b>					<b>572,615</b>
<b>69</b>	<b>Carpport - Bachelor Officer's Quarters</b>	<b>Public Parking</b>	<b>6800-6900 62<sup>nd</sup> Avenue NE</b>	<b>SDOT, SG</b>	<b>1940-1941</b>	<b>5490</b>
<b>320</b>	<b>Flag Pole</b>	<b>Flag Pole</b>	<b>6222 NE 74<sup>th</sup> Street</b>	<b>SDOT</b>	<b>1939-1943</b>	
<b>396</b>	<b>World Flight Monument</b>	<b>World Flight Monument</b>	<b>7400 Sand Point Way NE</b>	<b>SDOT</b>	<b>1924</b>	
	<b>Total SF SDOT</b>					<b>5,490</b>
<b>26 N</b>	<b>Bachelor Officer's Quarters</b>	<b>Family Housing</b>	<b>6831 62nd Avenue NE</b>	<b>SG</b>	<b>1940</b>	<b>16082</b>
<b>26 S</b>	<b>Bachelor Officer's Quarters</b>	<b>Family Housing</b>	<b>6801 62nd Avenue NE</b>	<b>SG</b>	<b>1937</b>	<b>17282</b>
<b>69</b>	<b>Carpport - Bachelor Officer's Quarters</b>	<b>Public Parking</b>	<b>6800-6900 62<sup>nd</sup> Avenue NE</b>	<b>SDOT, SG</b>	<b>1940-1941</b>	<b>2054</b>
<b>224</b>	<b>Junior Officer's Quarters</b>	<b>Santos Place (SRO Housing)</b>	<b>6940 62nd Avenue NE</b>	<b>SG</b>	<b>1944</b>	<b>38264</b>
310	Auto Hobby Shop - Special Services	Parks Grounds Storage	6343 NE 65th Street	SG	1952	4020
<b>330</b>	<b>Married Quarters "A"</b>	<b>Harmony House - Teen Housing</b>	<b>6524 62nd Avenue NE</b>	<b>SG</b>	<b>1939</b>	<b>6390</b>
<b>331</b>	<b>Married Quarters "B"</b>	<b>Pathway House - Teen Housing</b>	<b>6610 62nd Avenue NE</b>	<b>SG</b>	<b>1939</b>	<b>6233</b>
<b>332</b>	<b>Married Quarters "C"</b>	<b>Passages House - Teen Housing</b>	<b>6622 62nd Avenue NE</b>	<b>SG</b>	<b>1939</b>	<b>6233</b>
	<b>Total SF Solid Ground</b>					<b>96,558</b>
<b>5 A</b>	<b>Storehouse</b>	<b>Harborview Medical Center Storage</b>	<b>7561 63rd Avenue NE</b>	<b>UW</b>	<b>1929</b>	<b>29140</b>
<b>5 B</b>	<b>Storehouse</b>	<b>University of Washington Medical Center Materials Management, Pacific Northwest Center for Construction Research &amp; Education</b>	<b>7543 63rd Avenue NE</b>	<b>UW</b>	<b>1929</b>	<b>43800</b>

<b>Bldg No.</b>	<b>Historical Assignment (Navy Era 1944-1995)</b>	<b>Current Use (2011)</b>	<b>Address</b>	<b>Owner</b>	<b>Year Built</b>	<b>SF</b>
<b>5 C</b>	<b>Storehouse</b>	<b>School of Art Graduate Artist Studios, Harborview Medical Center Materials Management Warehouse</b>	<b>7527 63rd Avenue NE</b>	<b>UW</b>	<b>1929</b>	<b>95800</b>
<b>5 D</b>	<b>Storehouse</b>	<b>UW Records Storage</b>	<b>7501 63rd Avenue NE</b>	<b>UW</b>	<b>1929</b>	<b>248770</b>
<b>9</b>	<b>Enlisted Quarters, Offices</b>	<b>Vacant</b>	<b>7101 62nd Avenue NE</b>	<b>UW</b>	<b>1929-1938</b>	<b>223516</b>
<b>25</b>	<b>Administration Building</b>	<b>Washington Dental Services Building for Early Childhood Oral Health</b>	<b>6222 NE 74th Street</b>	<b>UW</b>	<b>1937</b>	<b>27892</b>
<b>29</b>	<b>Dispensary</b>	<b>UW School of Public Health</b>	<b>6200 NE 74th Street</b>	<b>UW</b>	<b>1937</b>	<b>33744</b>
<b>42</b>	<b>Main Electric Substation</b>	<b>Base Electric Substation (4kV Parks facilities)</b>	<b>7300 Sand Point Way NE</b>	<b>UW</b>	<b>1939</b>	<b>564</b>
141	Respiratory Training Building	Vacant (planned demolition)	7500 Sand Point Way NE	UW	1942-1944	1342
192	Low Pressure Training Building	Vacant (planned demolition)	7500 Sand Point Way NE	UW	1944	3282
403	Generator Building	Telecommunications Generator	6210 NE 74th Street	UW, Parks	1970	166
<b>Total SF UW</b>						<b>708,016</b>
<b>TOTAL SF</b>						<b>1,382,679</b>

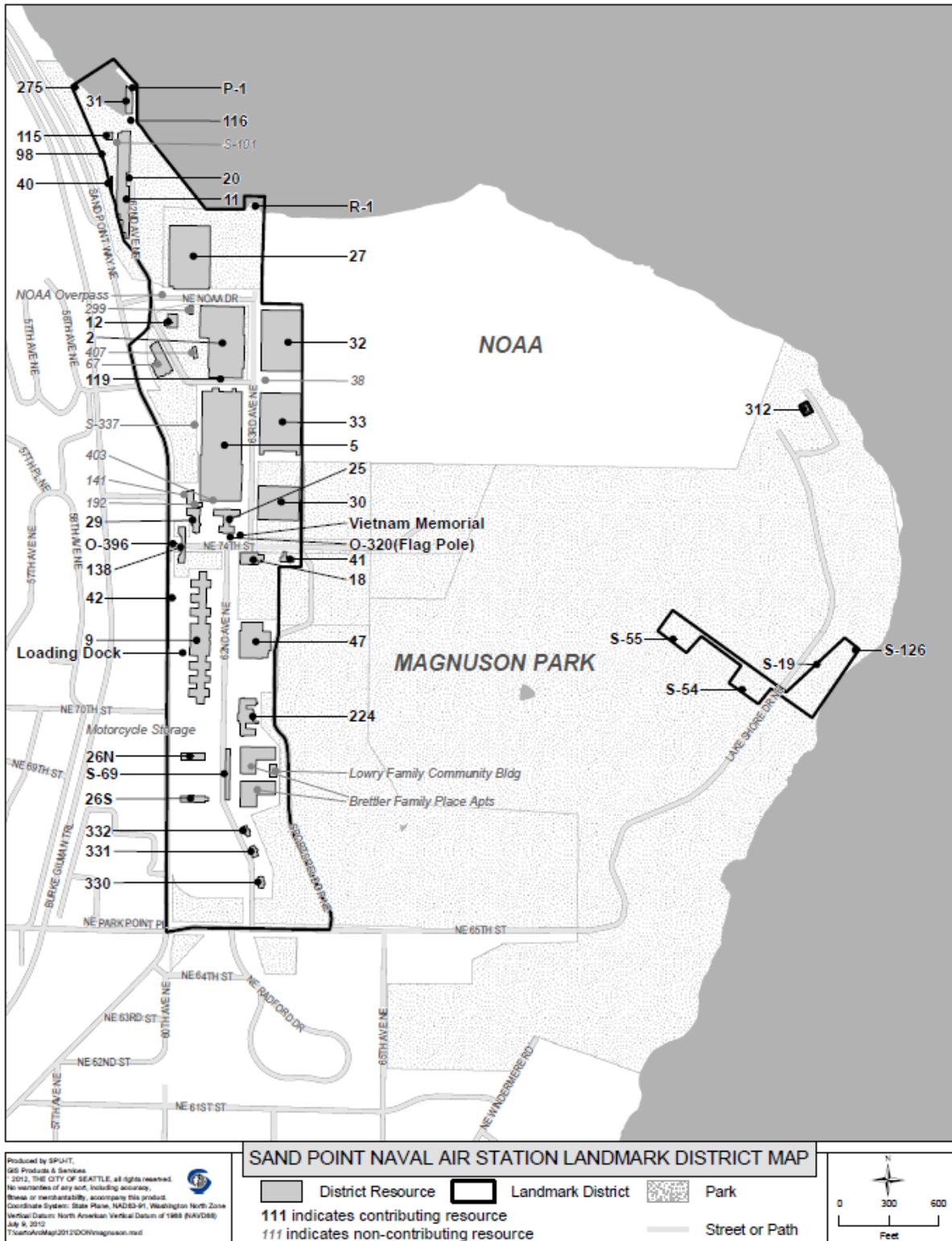
© Seattle Parks and Recreation 2012



**Sand Point Peninsula Map  
National Register of Historic Places Boundary**

September 2009  
© Seattle Parks and Recreation 2009

**Figure 2 – Naval Air Station Seattle National Register of Historic Places District**



**Figure 3 – Sand Point Naval Air Station Landmarks Preservation District**

# Appendix C

## Plans and Regulatory Framework

Prior to the initial transfer of Navy property in 1975, the Sand Point Park Master Plan had grand plans. These included a small boat harbor, performing arts venue, and restaurants. This plan also included a formal tree lined entrance along NE 65<sup>th</sup> Street and sports fields. Since then eight plans have been developed which either covered the entire park or portions of the historic campus. In addition three deed covenants, three zoning districts, and three historic districts apply to different portions of the park. In collaboration with many interested citizens, the city has developed extensive planning documents and legal agreements that have provided the vision for the park.

**Six key plans apply to all properties on the peninsula and are as follows:**

**Report to the Mayor and City Council - Sand Point Blue Ribbon Committee (1999)**

While most of the other plans to date specifically dealt with capital improvement projects, the Blue Ribbon Report dealt with four areas: park design; park management and governance; park operations and use; and park funding. The Report provided specific recommendations and short-term actions in each area.

**Magnuson Park Concept Plan (1999 - Resolution 30063)**

This plan amended the Sand Point Physical Development Management Plan which initially only covered the historic campus. See next section which describes historic district plans for further details.

**Sand Point / Magnuson Park Vegetation Management Plan (2001)**

The vegetation management plan identified existing vegetation throughout the park and historic campus. Various management zones were developed to guide the management of vegetation, establishment of care, and removal of invasive species. This plan however does not prescribe the type of new plant materials or their design in landscapes.

**Drainage, Wetland/Habitat Complex and Sports Field/Courts Master Plan (2004 – Ordinance 121502)**

Planning for this project began in 2001 with the development of an environmental impact statement. During citizen and council review the total number of fields, lighted fields, and their configurations were revised. As hydrology of the site and fields were better understood, the size and type of reconstructed wetlands were further refined. A total of five phases were defined based on constructability and potential funding.

**Signage & Wayfinding Master Plan for Warren G. Magnuson Park (2004)**

Following a process which included public meetings and a committee review, this plan selected a design for all signs within the park and historic campus. The plan created a hierarchy of sign types, including building identification, park amenities, directional signs, and tenant (on-premise) signs. Specific construction drawings were developed along with a color palette, font types and potential sign locations.

**Drainage, Wetland/Habitat Complex and Sports Fields/Courts Master Plan Update (2006 - Ordinance 122318)**

An update to the initial plan to reflect design revisions based on funding. Changes included the redesign of a lagoon into a what was called the “shore ponds”.

**Three key plans apply to properties within the historic district as follows:**

### **Sand Point Physical Development Management Plan (1997 - Resolution 29429)**

Following conveyance of 93 acres in the historic campus and area surrounding Building 193 to the east, this plan contained guidelines for circulation, land use, utility infrastructure, etc. It also laid the groundwork for amendments to the city's comprehensive plan and the land use code (Sand Point Overlay District). The text of the plan has not been fundamentally amended. However graphic plans have been created to provide further detail and in turn have been approved by city council resolution. These include: Magnuson Park Concept Plan (1999 - Resolution 30063, 2001 – Resolution 30293), and, in 2004 language added regarding the wetland and sports fields project, off-leash dog area, and other recreational facilities.

### **Final Design Guidelines Manual for Sand Point / Magnuson Park (1997 - Resolution 29624)**

This document provides general guidelines for specific architectural and landscape (site) features throughout the historic campus and Magnuson Park. Note that the emphasis for most of the guidelines is on features within the historic district. This document also includes five "Development Framework Plans" for areas within the historic district. Many of the guidelines in this document are dated as other documents or rules have been developed (e.g. Signage and Wayfinding Master Plan, 2004, SMC 23.55.032 – Signs in the Sand Point Overlay District).

### **Sand Point Historic Properties Reuse and Protection Plan (1998 - Resolution 29725)**

A historic preservation covenant was contained in the deeds for property conveyed to the City of Seattle and University of Washington. Specifically the deed called for development of a protection plan to address the potential for nominating the district to the National Register of Historic Places. The plan identifies character defining features on 20 buildings and 24 landscapes within the historic district. Review of alterations to buildings or landscapes are completed by the consulting firm CardnoEntrix, under authority of the Washington State Historic Preservation Office (SHPO).

**Eight other regulations, guidelines, etc. cover Magnuson Park and the historic district as follows:**

### **Magnuson Park Supplemental Use Management Guidelines (1993, 2005)**

Use management guidelines exist for 11 large parks throughout the Seattle Parks system. Initial guidelines for Magnuson Park were developed in 1993. An update in 2005, revised sections which identified specific user groups, and provided guidelines for operation and management of special events, concessions and vending.

### **Recreation Use Covenant (1995, 2005)**

This covers only properties conveyed by the US Department of Interior to Seattle Parks and requires that properties "shall be used and maintained for public park and recreation purposed in perpetuity".

### **Historic Preservation Covenant (1995, 2005)**

This covers properties conveyed to Seattle Parks and the University of Washington. Approval is required of the US National Park Service (NPS) or its designee, The Washington State Historic Preservation Office (SHPO), for "any construction, alteration, remodeling, demolition, disturbance of the ground surface, irrevocable disturbance of landscape settings, or other action that would materially affect the integrity, appearance, or historic value of structure or settings...". Review of alterations to character defining features is guided by the Sand Point Historic Properties Reuse and Protection Plan.

### **Education Use Covenant (1995)**

This covers only properties conveyed by the US Department of Education to the University of Washington and requires such properties be used for education and education-related purposes.

**Sand Point Overlay District (1997, 2008 - SF 7200, L-3)**

Base land use zoning for Magnuson Park (SF 7200) and the historic campus (SF 7200, L-3) are for residential uses. Relative to the park, residential zoning is the norm throughout the park system. The district established other principal uses beyond the single family and multifamily residential. It also established development standards which govern the height of structures, and where new structures may be constructed. Amendments were approved in 2008 to remove some uses and add other uses, allow limited new uses, and establish building heights for specific structures such as a tennis center.

**Shoreline Management Program (1997 - Conservancy Management District)**

Shoreline environments were established for all waterfront areas within the city and follow Washington state law. Conservancy Management (CM) is the typical environment or zoning category applied to most Seattle Parks properties. These establish permitted uses for waterfront and upland areas.

**Magnuson Park Community Communications Committee Workshop (2009)**

Prior to this workshop completed and uncompleted projects to date were identified from applicable plans. Participants then prioritized their one key project and each group needed to achieve consensus on solely one project. Only two projects achieved consensus among all groups.

**Naval Air Station (NAS) Seattle Historic District (2010 - NRHP)**

As described in the Sand Point Historic Properties Reuse and Protection Plan, the long term goal was to nominate the district for inclusion in the National Register of Historic Places. While such a designation is mostly honorary, it does allow for-profit development to access federal historic preservation tax credits. The district includes 42 contributing buildings/structures, and added a discontinuous district along the eastern Lake Washington shoreline. The district was officially created in July 2010.

**Sand Point Naval Air Station (NAS) Landmarks Preservation District (2011 - LPB)**

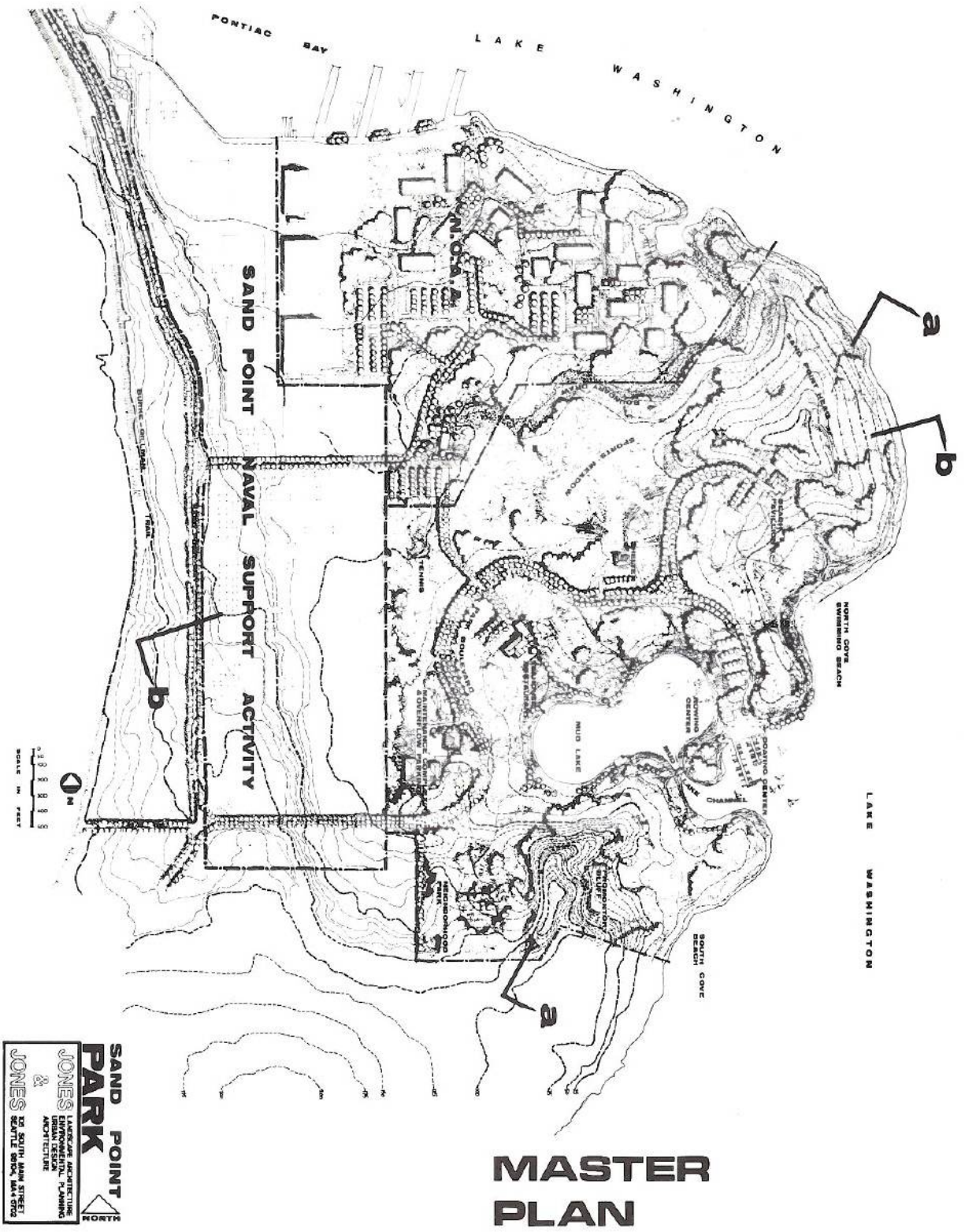
A citizen group prepared a nomination to the Landmarks Preservation Board in late 2010. Following public review and comment the district was designated in March 2011. As of early 2012, Parks staff is coordinating with LPB staff and a committee to develop controls and incentives, and guidelines. When approved by property owners and the LPB, the LPB will request that SHPO cede review authority.

**Table 5 – Plans and Regulatory Framework**

*Organized by Date Completed*

Name	Type	Applicable Area		
		Entire Park	Historic Campus	Other Park Area
Deed - Recreation Use (1995, 2005)	Covenant		X	
Deed – Historic Preservation (1995, 2005)	Covenant		X	
Deed – Education Use (1995)	Covenant		X	
Design Guidelines Manual for Sand Point / Magnuson Park (1997)	Guideline		X	
Sand Point Physical Development Management Plan (1997)	Plan		X	
Sand Point Overlay District (1997, 2008 - SF 7200, L-3)	Zoning		X	
Shoreline Management Program (1997 - Conservancy Management District)	Zoning			X
Design Guidelines Manual for Sand Point / Magnuson Park (1997)	Guideline		X	
Sand Point Historic Properties Reuse and Protection	Plan,		X	

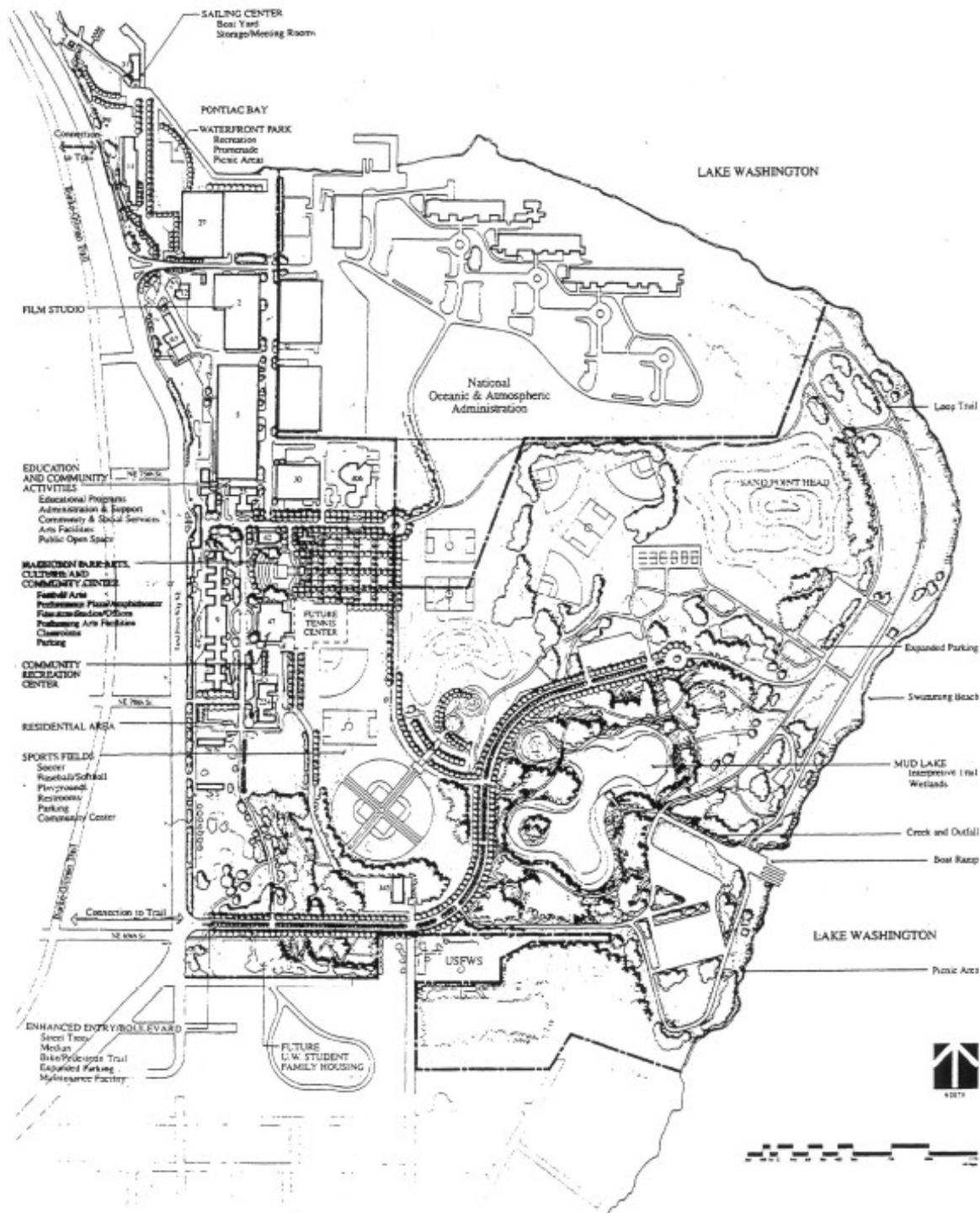
Name	Type	Applicable Area		
		Entire Park	Historic Campus	Other Park Area
Plan (1998)	Guideline			
Sand Point Historic District (1998 - SHPO)	Guideline		X	
Report to the Mayor and City Council - Sand Point Blue Ribbon Committee (1999)	Plan	X	X	
Magnuson Park Concept Plan (1999)	Plan	X	X	
North Shore Recreation Area Master Plan (2001)	Plan			X
Sand Point Vegetation Management Plan (2001)	Plan	X	X	
Drainage, Wetland/Habitat Complex and Sports Field/Courts Master Plan (2004)	Plan			X
Signage & Wayfinding Plan for Sand Point / Magnuson Park (2004)	Plan	X	X	
Magnuson Park Supplemental Use Management Guidelines (2005)	Guideline	X	X	X
Drainage, Wetland/Habitat Complex and Sports Fields/Courts Master Plan Update (2006)	Plan			X
Magnuson Park Community Communications Committee Workshop (2009)	Workshop	X	X	
Signs in the Sand Point Overlay District (2011)	Zoning		X	
Naval Air Station (NAS) Seattle Historic District (2010 - NRHP)	Guideline		X	X
Sand Point Naval Air Station (NAS) Landmarks Preservation District (2011 - LPB)	Guideline		X	X



# MASTER PLAN

Figure 4 – Sand Point Park Master Plan, May 1975





## SITE PLAN - SAND POINT PENINSULA

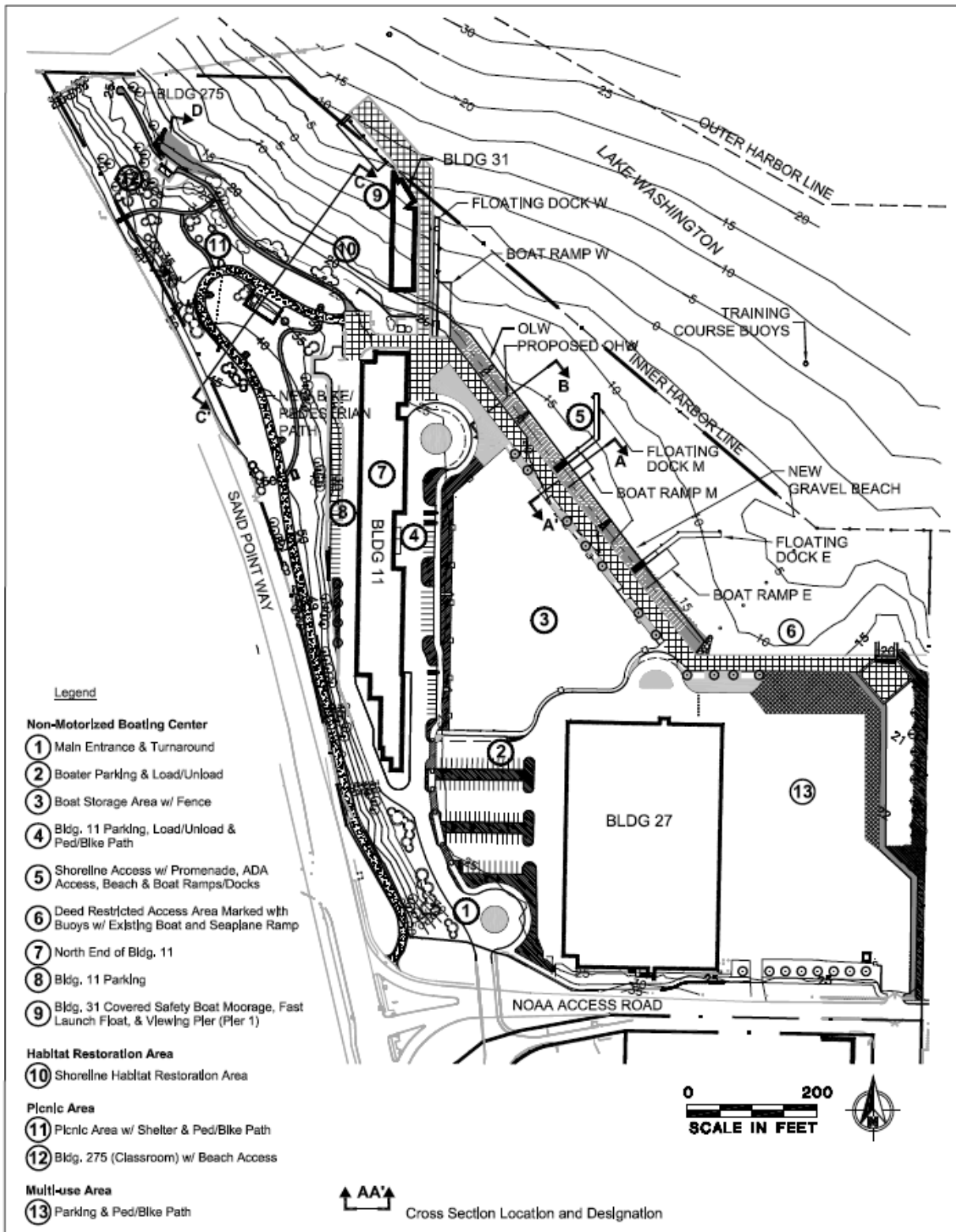
EDAW and Seattle Planning Department

November 1993

**Figure 6 – Community Preferred Land Use Plan, November 1993**



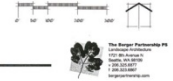
**Figure 7 – Magnuson Park Concept Plan, November 1999**



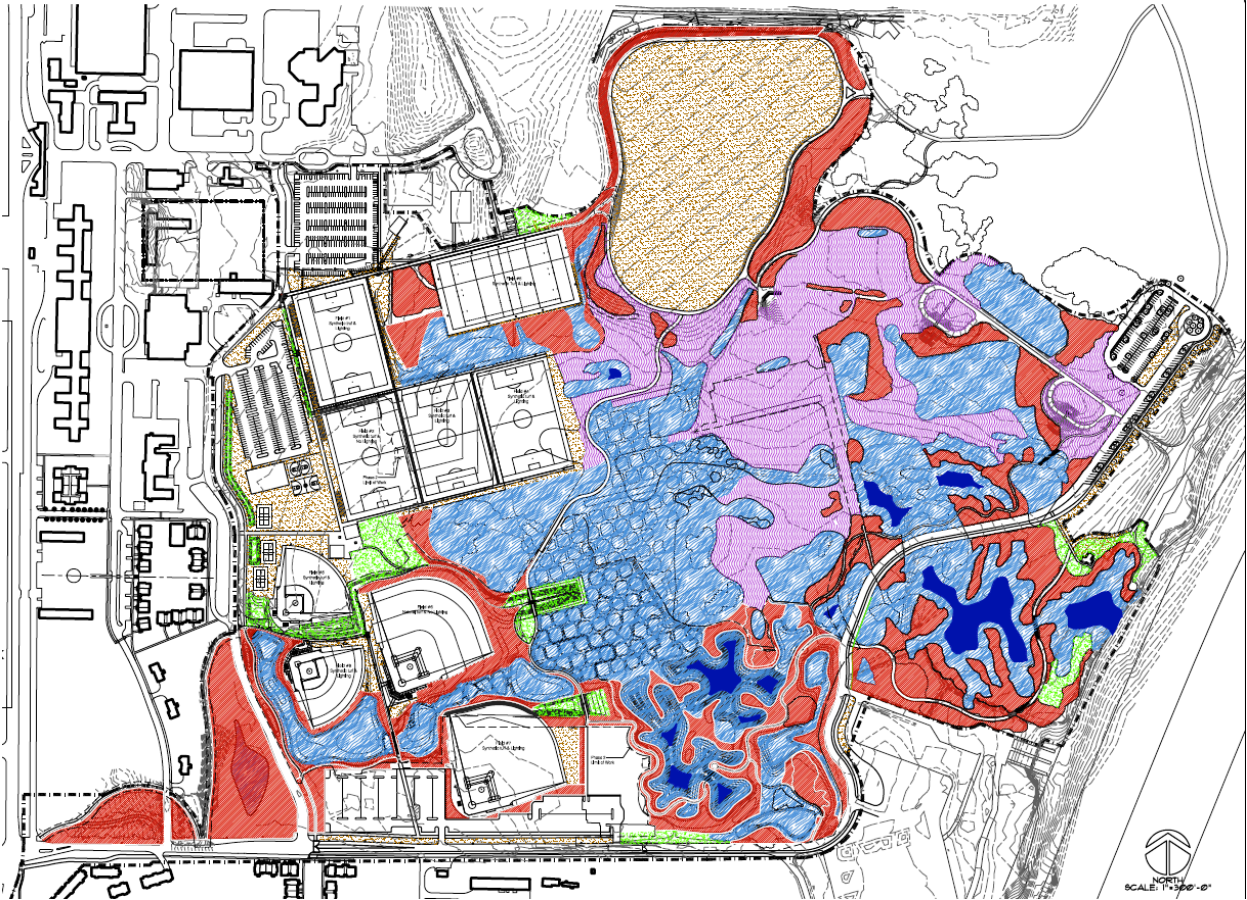
**Figure 8 – North Shore Recreation Area, 2001**



**MAGNUSON PARK**  
 PHASE 2: DRAINAGE, WETLAND/HABITAT COMPLEX, AND SPORTS FIELD/COURTS PROJECT  
 SEATTLE, WASHINGTON



**Figure 9 – Phase 2 Drainage, Wetland/Habitat Complex, and Sports Fields/Courts Project Master Plan, June 2004**



**Figure 10 – Wetlands and Sports Fields Master Plan Update, Ordinance 122318**

# Appendix D

## Work Group Members

<b><u>Community Members</u></b>	<b><u>Organization</u></b>
Chuck Ayers	Cascade Bicycle Club
Thatcher Bailey	Seattle Parks Foundation
Nancy Bolin	Magnuson Park Advisory Committee
James Brown	Magnuson Community Center Advisory Council
Heather Burns	Solid Ground
Don Crowe	Arena Sports
James Fearn	Magnuson Blue Ribbon Committee Member
Martinique Grigg	The Mountaineers
Loren Hill	Magnuson Park Advisory Committee
Aaron Hoard	University of Washington
Perri Lynch	Artist
Paige Miller	Arboretum Foundation
John Ohlson	The Mountaineers
Julianna Ross	Magnuson Park Advisory Committee
Deb Twersky	4Culture
Rusty Williams	Rusty Williams
Eugenia Woo	Historic Seattle
<b><u>City Staff Members</u></b>	
Sara Belz	City Council Staff
Kevin Bergsrud*	Parks – Magnuson Planning & Development Specialist
Emily Bishton	Magnuson Community Center Environmental Programs
Cheryl Brown	Parks – Life Long Learning
Catherine Cornwall	City Budget Office
Kris Effertz	Office of Economic Development
Cindy Erickson	Office of Housing
Isabel Hamilton*	Parks – Magnuson Tenant Coordinator
Vincent Kitch	Office of Arts & Cultural Affairs
Brenda Kramer*	Parks – Partnerships
Charles Ng*	Parks – Contracts and Business Resources
Rodney Nealer	Parks Resources
Kathy Nyland	City Council Staff
Peggy Pullen	Parks Resources
Terry Roche	Parks - Finance
Rebecca Salinas*	Parks- Partnerships
Michael Shiosaki*	Parks – Planning & Development
Nathan Torgelson*	Parks – Policy & Real Estate
Amy Williams	City Budget Office
Karla Withrow	Magnuson Community Center
* Core Planning Team members	

# Appendix E

## **WARREN G. MAGNUSON PARK: Wish List**

(Uncompleted Items from Master Plans, Public Workshop Feedback, Community Ideas, Parks Staff Unmet Needs)

### ***Master Plan & Workshop Sources (1997-2009)***

*Sand Point Physical Development Master Plan (1997 - Resolution 29429), Report to the Mayor and Seattle City Council: Sand Point Blue Ribbon Committee (1999), Magnuson Park Concept Plan (1999 - Resolution 30063), North Shore Recreation Area Master Plan (2001), Drainage, Wetland/Habitat Complex and Sports Fields/Courts Master Plan (2004 - Ordinance 121502, 2006 – Ordinance 122318), Magnuson Park Community Communications Committee Workshop (2009)*

### ***\*Parks staff identified unmet needs***

### **Land (Open Space, Recreation Facilities, Public Art)**

#### **Open Space**

Conserve open/green spaces near community housing  
Implement vegetation management plan (remove invasive plants, replant with native plants, plant more tree cover)  
Update vegetation management plan (include wetlands and athletic fields, other reconstructed landscapes, include historic preservation areas such as bunkers)  
Restore and include more native vegetation  
Increase use of volunteers (revegetation projects)  
Develop more P-Patches  
Landscape parking lot(s)  
Preserve habitat and retain undeveloped open space  
Construct seating berm (existing Off Leash Area south parking lot)  
Build Wet meadow viewpoint  
Build Wetland habitat restroom and nature center (east Commissary parking lot)  
Construct Viewpoints on Buildings 54, 55 (ammunition bunkers)

#### **Recreation Facilities**

Build small boat rental pier (north end existing Sail Sand Point pier)  
Develop 400m Track  
Develop fishing pier  
Develop in-line skating facilities  
Develop skate park (Building 2 identified for regional facility in citywide Skatepark Master Plan)  
Build In-line hockey, skate facility (area east Magnuson Community Center)  
Construct basketball courts (area east of Magnuson Community Center)  
Construct Field 2: soccer  
Construct Field 4: soccer  
Construct Field 7: baseball  
Construct Field 9: Little League  
Build Playfield restroom and concession stand (area east of Magnuson Community Center)  
Build Playground (area east of Magnuson Community Center)  
Build Sand volleyball courts (area east of Magnuson Community Center)

Build Shelter/Restroom (adjacent to existing baseball fields)  
Build Volleyball court (area east of Magnuson Community Center)

### **Public Art**

Construct art walk to sculpture sites (provide access to sites, particularly those at NOAA-WRC)  
Provide multiple public access points to NOAA-WRC Art Walk

### **Infrastructure (Circulation, Parking, Utilities)**

#### **Circulation**

Create east access to Burke-Gilman Trail  
Develop more accessible, safe trails & paths  
Provide separation between bicycle & pedestrian trails  
Develop better pedestrian and bicycle connections (NE 77<sup>th</sup> and Burke-Gilman Trail spur (NE 81<sup>st</sup> Street) and at NE 70<sup>th</sup> Street  
Increase public transit use and options to the Magnuson Park  
Increase alternative public transit and non-motorized vehicle use  
Improve park entrance at NE 74<sup>th</sup> Street (increase capacity and make safer for pedestrians/bicycles)  
Create north entrance north of NE 74<sup>th</sup> Street and south of NOAA Road  
Open access to NE NOAA Drive at 63<sup>rd</sup> Avenue NE and make intersection improvements  
Construct Sportsfield Drive improvements (intersection improvements at NE 65<sup>th</sup>, elevate road to decrease seasonal flooding, widen to provide clear pedestrian path and increase parking capacity)  
Increase disabled accessibility to the park

#### **Parking**

Construct more parking  
Construct expanded swim beach parking (back-in angle parking). STATUS: SEPA checklist completed, attempts made to construct jointly through other park projects, need committed funding.

#### **Utilities**

Reduce use of portable toilets  
Build more permanent public restrooms and near Building 67 (Mountaineers)  
Provide permanent public restrooms throughout park  
Build soccer, rugby, kids area restroom (adjacent Jr. League Playground)  
Install information kiosks throughout Park and Historic District  
Provide more site lighting, more pedestrian lighting  
Install more street furniture such as benches  
Construct electric power system upgrades, convert remaining 4 kV system to SCL 2.6 kV (\$1 million)\*  
Construct sanitary and storm sewer upgrades (\$1.1 million)\*

#### **Buildings**

Reuse Building 18 (Fire Station) for bicycle center or arts center (\$3.6 million)  
Reuse Building 2 (old Arena Sports location) (\$27 million)  
Construct indoor and/or outdoor pool facilities at Building 2  
Construct Boating Center including small boat rental pier, boat shed and multi-use covered area  
Construct Building 31 covered safety boat moorage, fast launch boat and viewing pier  
Renovate Building 275 for classrooms with beach access (provide electric power, water, etc.)

Demolish Building 310 for new housing, roadway, pathway and landscape improvements.  
STATUS: Parcel owned by Office of Housing, long term lease to Solid Ground for low-income or transitional homeless housing. Windermere CSO to be constructed on west half 2012-2013.  
Provide onsite tenant storage facilities  
Renovate Tower Restroom for public restroom (east lakeshore, south of swim beach). STATUS: Tower Restroom seriously damaged in arson fire, needs extensive reconstruction  
Locate FareStart restaurant at Magnuson (community member idea)  
Renovate Building 138 (building at main entrance at 74<sup>th</sup> Street) (\$2.6 million)\*  
Replace roof on Building 138 (\$400,000)\*  
Replace crew quarters at Building 308 (located north of NE 65<sup>th</sup> Street) (\$800,000)\*  
Replace roof on Building 406 (The Brig) (\$1.6 million) \*  
Repair/renovate Building 69 (SDOT owned parking garage, adjacent to Brettler Place Building Townhomes and 62<sup>nd</sup> Avenue NE) (\$500,000 - \$1 million)\*  
Renovate Magnuson Community Center (Building 47 south wing) (\$3 million)\*

**Programming and Amenities**

Expand senior programming at Magnuson Park (community member idea)

*What other programs and events would you like to see at Magnuson Park?*

*For programming and events, how would you prioritize between the arts, social services, food service, boating and volunteer programs?*

**Don't see your idea included? Write it below and share it with your discussion group.**

# Appendix F

## More Details from Subgroup Discussions

### BUILDINGS

#### **Key Values:**

- **Responsible stewardship of physical assets – especially, preserving the historic character of the park**
- **Sustainability – Building 18 provides revenue generating opportunities**

#### **Priority 1:**

#### **Building 18**

- ✓ **Parks will implement a development strategy in the very near future for Building 18 (Firehouse)**
- ✓ **Stabilize Building 18 as soon as possible.**

- **Building 18 – Discussion points**

- Estimated renovation cost \$3.6M, shell and core life safety only
- An important contributing building to the historic district and to the surrounding neighborhood
- It is in an important location; at the entrance on NE 74<sup>th</sup> St
- After renovation it is likely to be very appealing as a rental space; could be a very useable space for programs/services.
- If outside organization developed the building, rental offsets for capital improvements could be negotiated.
- It is in critical need of stabilization. The cost of stabilization – roof replacement, interior scaffolding and seismic= \$500K. There is still \$175K that was earmarked for demolition. Perhaps re-allocate that \$\$ for stabilization; community organizations could work with Parks to find balance of \$\$ needed.
- Cascade Bicycle Club, via legislation, has first right to develop the building. A feasibility study would have to be completed, followed by a capital campaign.
- Consider all viable options, including partnering with outside partners for renovation and operations.

- **Building 2 – Discussion Points**

- It is a very significant contributing building to the historic district
- It needs roof replacement now, at an estimated cost of \$3M; extensive additional work needs to be done for a Certificate of Occupancy – total renovation is estimated at \$24M
- It will require a very specialized developer/tenant due to its large size and design as a hangar
- Larger spaces like building 2 are harder to rent and generate revenue to cover development costs
- There needs to be a decision soon on the future of this building. Mothballing is an option; would require an estimated \$200,000+ in funding

- **The Brig (Buildings 406), Magnuson Community Center (Building 47) and The Gatehouse (Building 138) – Discussion Points**
  - The Community Center is a contributing building to the historic district; The Brig is not, although it is in close proximity to the historic district and the NE 74<sup>th</sup> Street entrance
  - The Brig and Community Center are now providing programs/services to the public and generating revenue for parks. However, south end of the Community Center is not renovated and not used
  - The Gatehouse is partially renovated; the space is being used as offices for Cascade Bicycle Club
  - The Brig is widely used by community organizations via rental space (\$76,000K annual rental revenue)
  - Renovation of the Brig could generate more revenue, but not a significant amount. Building could provide increased program space if renovated (i.e. lifelong learning in The Brig)
  - Because these buildings are in okay shape now and are currently providing programming to the community they are not seen as priorities at this time.

The group weighed the need to balance the declining budget and increasing revenue needs of Parks, with that of protecting the Landmark designation. The group, therefore, focused on the most historically significant buildings, especially those most in need of repair. However, the group acknowledged that Parks should consider development and funding opportunities that may become available for other buildings that are designated contributing buildings to the Historic District.

Although public access was a Key Value that was important to the group, they felt it applied to the whole park and not necessarily for each building. Parks should consider public/private partnerships to develop buildings, while closely adhering to the department's Partnerships and Sponsorship policies to ensure the partnership is mutually beneficial and provides sufficient public benefits.

## **LAND**

### ***Key Values:***

- ***High Levels of Public Access***
- ***Responsible Stewardship of Physical Assets***
- ***Integration of Physical Assets***

### ***Priority 1***

#### √ ***Shoreline Restoration***

- Restoration of park shoreline-erosion control, debris removal, addition of gravel in these priority areas:
  - South of boat ramp
  - North of swimming beach
- **Discussion Points**
  - Restoration will increase the usability of this important asset

- This is a lesser priority given the clean-up required and pressing need to restore natural areas in the park. However, US Army Corps of Engineers should be contacted in order to get their commitment for shoreline cleanup.

## **Priority 2**

### √ **Preserve and Enhance Natural Areas**

- Continue to implement the Vegetation Management Plan through:
  - Invasive plant removal focused on the following areas:
    - SR 520 wetland mitigation area (likely funded by other sources)
    - “Headwaters project” area (likely funded by other sources)
    - Area between Kite Hill and Sports Meadow
    - North Shoreline area
- Restoration - west and south areas of the park
- Maintaining and Preserving open space, with emphasis placed on the following priority areas:
  - North park area ( between Bldg 11, to the north park boundary and Sand Point Way NE)
  - South meadow (south of boat ramp parking)
- **Discussion Points**
  - Important to protect the efforts of Park staff, volunteers and investments that have already been made in preserving and enhancing the natural areas
  - Need to restore other natural areas of the park
  - Need for continued attention and financial investment in plant establishment and ongoing stewardship of the recently constructed wetlands and shore ponds

## **Priority 3**

### √ **Develop Sports Fields in the Master Plan**

- Four remaining fields – 2 soccer, 1 little league, 1 baseball
- **Discussion Points**
  - Sports fields are revenue-generating and there is a high city-wide demand for access to fields.
  - Significant progress has been made in sports field development via funds from two previous Parks levies.
  - New fields should be multi-use and support key values of providing high levels of public access and sustainability
  - Re-examine whether the old Sand Point grass fields adjacent to Sports Field Drive should be kept for recreation and special events in lieu of a parking lot. Although, the parking lot is in the adopted Master Plan and will serve increasing demand for parking as more fields and development is completed.

The group also felt it was important to recognize and balance the diverse interests and needs of the public using this large regional park. Those interests include the broad categories of active recreation; quiet and contemplative enjoyment of natural areas and views; and appreciation of the arts.

## **INFRASTRUCTURE**

### **Key Values:**

- **High levels of public access**
- **Sustainability**
- **Responsible stewardship of physical assets**
- **Integration of physical assets**

### **Priority 1:**

- √ **Modernize Historic Campus electrical system by connecting all Campus buildings to Seattle City Light (SCL), and, where needed, increase electrical capacity to support future redevelopment**

### **Priority 2:**

- √ **Improve traffic circulation and safety by:**
  - Opening NOAA access road to provide north entrance into Magnuson Park and the Historic Campus
  - Constructing improvements which provide a coordinated access into the park
  - Increasing traffic, pedestrian and bicycle safety
  - Circulation plan should include a parking plan
  - Encouraging park users to use alternate means of transportation, especially during large events

### **Priority 3:**

- √ **Construct a primary trail loop ( similar to Green Lake)**
  - Enhance connectedness to the trail loop by providing landscape features (seating, lighting, comfort stations) and commercial concessions, such as restaurants, where people can stop (rest, people watch, eat, etc.).

### **Priority 4:**

- √ **Install Signage – wayfinding, directional, and historic interpretive**
  - **Discussion Points**
    - Signage, such as wayfinding, are key tools in helping park patrons find their way around the park, and locate their destination points, especially a park that is so large, with so many different buildings, and a variety of programs and services.

### **Priority 5:**

- √ **Construct additional comfort stations (public restrooms) at athletic fields, near off-leash dog park and children's playground**

### **Priority 6:**

- √ **Use and manage existing parking resources through active parking management and enforcement**

## **PROGRAMMING AND EVENTS**

### ***Key Values:***

- ***High levels of public access***
- ***Be a good neighbor***

### ***Priority 1:***

#### √ ***Develop and expand Environmental Education in the park***

- **Discussion Points**
  - Create programming that appeals to all ages
  - Consider dedicated room for programming
  - Find partners to expand current programming

### ***Priority 2:***

#### √ ***Increase Arts programming and arts-related events in the park***

- **Discussion Points**
  - Use the new arts facility in building 30 for public arts programming
  - Encourage all forms of arts
  - Increase youth arts programming
  - Explore permanent and/or temporary art installations in the park
  - Create special and annual signature events with arts/music/cultural focus
  - Encourage family friendly events

### ***Priority 3:***

#### √ ***Expand Senior Programming***

- **Discussion Points**
  - Tenant partners also provide senior programming
  - Need for dedicated space during specific hours
  - Need for dedicated senior staffing to develop and provide programming
  - Some group members viewed this as a Priority 1 or 2

### ***Priority 4:***

#### √ ***Increase partnerships with non-profit and private sector organizations to increase programming***

- **Discussion Points**
  - All partnership contracts should require the provision of public benefits
  - Maintain transparency when developing partnerships
  - Operate Magnuson as a campus with tenant partners and other program providers coordinating their efforts and engaging in joint programs/services planning and implementation

### ***Priority 5:***

#### √ ***Establish Restaurants/Food Service in the park***

- **Discussion Points**
  - This is a potential revenue source

- Market this as a convenience to park users
- Food services is an integral and fundamental amenity in parks that attracts park patrons and visitors, and enhances the overall park experience
- Ensure these comply with existing tenant partner contracts
- Look for organizations, such as Farestart, that provide additional public benefits beyond just food service
- Explore a Farmer's Market in the park

The group also believed that the need for balance among all the uses in the park is an important value. There is, however, limited program space. The Brig (Building 406) is well-used by community organizations and generates revenue for Parks (\$76,000 in 2011). The Magnuson Community Center (Building 47) has only one room, the gym and the Theater. The Theater is managed by the Seattle Music Theater but is accessible for parks use and use by other organizations. The unfinished space in the south end of the community center would be one solution to the need for expanding programming; costs of bringing the building up to code is not currently budgeted. Parks should continue to work closely with tenant partners (including membership organizations) to expand programming to the general public.

Examining program/service provision through the lens of "being a good neighbor" is important. It may mean emphasizing park programs that the community supports and that are attentive to traffic and other impacts on the neighboring area. There is also consideration of programming that will draw regional users balanced with programs that may be more targeted to the park's surrounding neighborhoods. Lastly, it is important that space and facilities in the park be accessible and flexible for multiple use and activities.



For more information, please contact:  
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