

# Building 41 Site Tour Q&A

June 3, 2026

Answers provided by Ben Burtzos, Seattle Parks and Recreation.

**Question: Are there any restrictions on the building due to Seattle Parks' relationship with the federal government?**

Answer: Yes, there are a few restrictions on use and development that are described in the quitclaim deed. The most significant of these are the "Recreation Use Covenants" on pages 2-3 of the deed, which is linked on the RFP website.

**Q: This building used to be a gas station. Are the old fuel tanks removed, or are they still here?**

A: The tanks have been removed.

**Q: Are you aware of any soil contamination?**

A: Testing in 2010 detected TPH-Gx and BTEX in soil samples. However, we are unaware of any subsequent testing and I cannot say with certainty the condition of the soil presently.

**Q: What is the exact property line of this building?**

A: The Building 41 footprint is the building and the carport, which necessarily includes the parking area in front of the building. To the south, the building abuts the sidewalk near the Tennis Center, so that is the line. The entry to the carport area on the east and west sides are the limits of what we would consider the "property". SPR may not license all of the shared parking area.

**Q: Are the building utilities intact and connected? Would a developer/tenant be responsible for restoring and paying for those, or would the City?**

A: Generally, the utilities are not connected. We have restored sufficient electrical service to light up the building for these RFP tours, but nothing more than that. Previously, the building was heated via steam from a central steam plant, which has been decommissioned. The clean and wastewater utilities are not presently functional. These utilities would need to be restored as a component of any tenant improvement project.

Ongoing utility payments can be complicated. Not all of the utilities at Magnuson can be separated by tenant or even by building. If we are able to separate those utilities out to an individual tenant, then it may be SPR's preference to pass those charges along to the tenant. If this is not possible, then we make consideration of utility charges in the negotiation of any

property agreement. All telecom (phone, internet or other) services are the responsibility of the tenant.

**Q: Is the installation of solar panels allowed?**

A: SPR encourages decarbonization and energy efficiency methods, and where possible, we support solar grid installation. All changes to building exteriors located within the Sand Point Naval Air Station Historic District require approval of the Seattle Historic Landmark Preservation Board.

**Q: Do you know anything about the rotting of the wood framing on the north side of the building?**

A: No, I don't know anything about the structure that isn't in the building assessment from earlier this year.

**Q: Is there any air or mold contamination inside the building?**

A: My understanding is that there is not. Our departmental environmental analysts have evaluated the building, so they would be the best people to check with.

**Q: What would an initial rental fee for the building look like? Can you estimate what that looks like per month?**

A: We base license and concession fees on market value, and since this building currently does not have a certificate of occupancy, it's difficult to even estimate the market value of the building to base anything on. I'm happy to provide copies of other agreements in the park for you to reference, but we're really not even at that point yet.

**Q: Would it be possible to serve alcohol as part of a potential future business?**

A: That's not for me to determine; as far as any business proposals and activities are concerned, please feel free to include those details in an RFP package and the review committee will take all that into consideration.